

IN THE MATTER OF THE  
THE APPLICATION OF  
ROLLING WIND ASSOCIATES  
FOR A ZONING RECLASSIFICATION  
FROM M.L.R./R.C.-3/D.R.-16 TO  
O-2 ON PROPERTY LOCATED ON THE  
WEST SIDE OF ROLLING WIND ROAD  
AND SOUTH SIDE OF TUDSBURY ROAD  
2ND ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

#### OPINION

The Petitioner, Rolling Wind Associates, has filed a request with this Board to have its property reclassified from its present zoning designation of M.L.R., R.C.-3 and D.R.-16 to O-2 zoning. Petitioner appeared represented by Counsel, Newton A. Williams. One Protestant, Mr. John Gilbert, a resident in the area, appeared in opposition to the request but did not testify. People's Counsel for Baltimore County did not participate in the proceedings and no evidence was formally offered to the Board in opposition to Petitioner's request.

The subject property is a 93 acre tract of land predominately zoned M.L.R., with a small portion zoned R.C.-3 and an additional small portion zoned D.R.-16. The property is "L" shaped and fronts on Rolling Road and Tudsbury Road. Property both to the north and to the south is residential. To the west is vacant land owned by Baltimore County and the Diamond Ridge Golf Course. The property owner proposes to develop the site for the Health Care Finance Administration (HCFA), an arm of the Social Security Administration. The Board was informed that the plan of the Federal Government is to relocate HCFA in the area close to the Social Security Administration and to have all of the employees of

- \* BEFORE THE
- \* COUNTY BOARD OF APPEALS
- \* OF
- \* BALTIMORE COUNTY
- \* CASE NO. R-92-154
- \* (Out-of-Cycle)

Case No. R-92-154 Rolling Wind Associates

2

HCFA located at one single site. The testimony indicated that this would require approximately 950,000 square feet of office space and an area for approximately 3,000 parking spaces. The Petitioner, John Colvin, testified that the subject site was under consideration by the Federal Government. He informed the Board that the property is "L" shaped in size, has approximately 700 feet of frontage on Rolling Road and that the rear of the property abuts land owned by Baltimore County. He testified that the site is traversed by fingers of the Dogwood Stream Valley Park which comprises approximately 28 acres. This acreage was testified to as being wetlands which were not developable and resulted in separating the entire tract into three separate pods, the front, middle and rear pod. Testimony indicated that the office building would be constructed in the rear pod and that the majority of the parking would be in the middle pod. The Petitioner informed the Board that there would be no plans to develop the front pod and that he would certainly anticipate that HCFA would demand the taking of this pod into the entire development scheme to be controlled by them.

The Petitioner presented the testimony of both David Thaler and Bernard Willemain as experts in the field of land use and land planning. Their testimony was uncontradicted and in support of the request for the zoning reclassification. They collectively informed the Board that the present M.L.R. zoning puts the property at a disadvantage to respond to the requests of HCFA in their requirement of 950,000 square feet of office space and 3,200

Case No. R-92-154 Rolling Wind Associates

3

parking spaces. Testimony disclosed that the M.L.R. zone poses setback and height problems which in their opinion would preclude the development of the property to meet HCFA requirements. In the opinion of both Mr. Thaler and Mr. Willemain, the O-2 zoning would be more appropriate since the setback requirement in that zone is 65 feet and without any height limitation. They informed the Board that in their opinions the O-2 zoning was a more correct zoning for the property and more compatible to the surrounding areas and uses. The testimony supports a finding of fact that there is considerable amount of industrial parks in the area and office uses. In their opinion, the present M.L.R. zoning is not compatible and the site is a textbook site for O-2 zoning. Mr. Willemain pointed out to the Board that, in his opinion, development under the M.L.R. zoning would generate more traffic than the O-2 zoning and that residences in the area would benefit more by the O-2 zoning as opposed to M.L.R. zoning. One of the benefits that he pointed out was that O-2 zoning required 25 percent of the property to be devoted to open space and that the O-2 zoning by its nature imposed greater restrictions on the property than the present M.L.R. zoning.

In addition to the expert testimony of Mr. Thaler and Mr. Willemain advising the Board that the Council was in error when it zoned the property M.L.R. and that there has been a change in the character of the neighborhood, the Board has in evidence the report of the Office of Planning and Zoning dated November 7, 1991. The report, which is extensive, recommends that the Petitioner's request be approved. In their opinion a zoning change from M.L.R.,

Case No. R-92-154 Rolling Wind Associates

4

R.C.-3 and D.R.-16 is necessary to accommodate the HCFA project.

The Board has given due consideration to all of the evidence and testimony presented in these proceedings and finds that the testimony of Mr. Thaler and Mr. Willemain coupled with the report of the Office of Planning and Zoning supports a finding of fact that present M.L.R. zoning imposed by the County Council was in error and that there has been a change in the character of the neighborhood since the erroneous zoning was imposed on the subject property. The testimony in the Petitioner's case is substantial to support a finding of fact that error did take place and that the neighborhood has changed.

#### ORDER

For the reasons as set out above, it is this 4th day of October, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification to change Petitioner's property from its present zoning designation of M.L.R./R.C.-3/D.R.-16 to O-2 be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

S. Diane Levero

John G. Disney

## PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE #191

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from M.L.R./R.C.-3/D.R.-16 zone to an O-2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Not Applicable

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Not Applicable

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 823-7800

Legal Owner(s):  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address  
Phone No.

124 Slade Avenue  
486-1234  
Pikesville, Maryland  
21208  
Newton A. Williams  
700 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204  
823-7800

BABC - Form 1

M. & H. DEVELOPMENT ENGINEERS, INC.

300 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

OCTOBER 2, 1991

DESCRIPTION FOR ROLLING WIND ASSOCIATE LIMITED PARTNERSHIP  
PROPERTY LOCATED IN BALTIMORE COUNTY IN SECOND ELECTION DISTRICT  
SOUTHWEST CORNER OF TUDSBURY ROAD AND ROLLING ROAD

BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said POINT OF BEGINNING thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

BEGINNING for the second at a point distant 430.65' southeasterly from the end of the 11th or S 14° 44' 02" W, 140.15 feet line described in the above description; thence, North 39° 18' 26" E 357.37; thence S 03° 42' 41" E 433.87 feet; thence N 70° 15' 57" W 265.75' to the PLACE OF BEGINNING containing 1.027 acres of land more or less.

Malcolm E. Haskins  
Registered Surveyor #5095

NOTICE OF HEARING  
PETITION FOR  
ZONING RECLASSIFICATION

CASE NO. R-92-154  
Rolling Wind Associates  
W/S Rolling Road and  
S/S Tudsbury Road

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24/1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24/1991.

THE JEFFERSONIAN,

S. Zeke Olin  
Publisher

\$156.98

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd  
Posted for: Reclassification  
Petitioner: Rolling Wind Associates  
Location of property: W/S Rolling Road and S/S Tudsbury Road  
Location of Sign: W/S Rolling Road, approx. 3/4 mile South of Tudsbury Road  
Remarks:  
Posted by: S. Zeke Olin  
Number of Signs: 1

Date of Posting: October 24, 1991  
Date of return: October 25, 1991

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24/1991.

CATONSVILLE TIMES

S. Zeke Olin  
Publisher

\$156.98

NOTICE OF HEARING  
PETITION FOR  
ZONING RECLASSIFICATION

CASE NO. R-92-154  
Rolling Wind Associates  
W/S Rolling Road and  
S/S Tudsbury Road

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

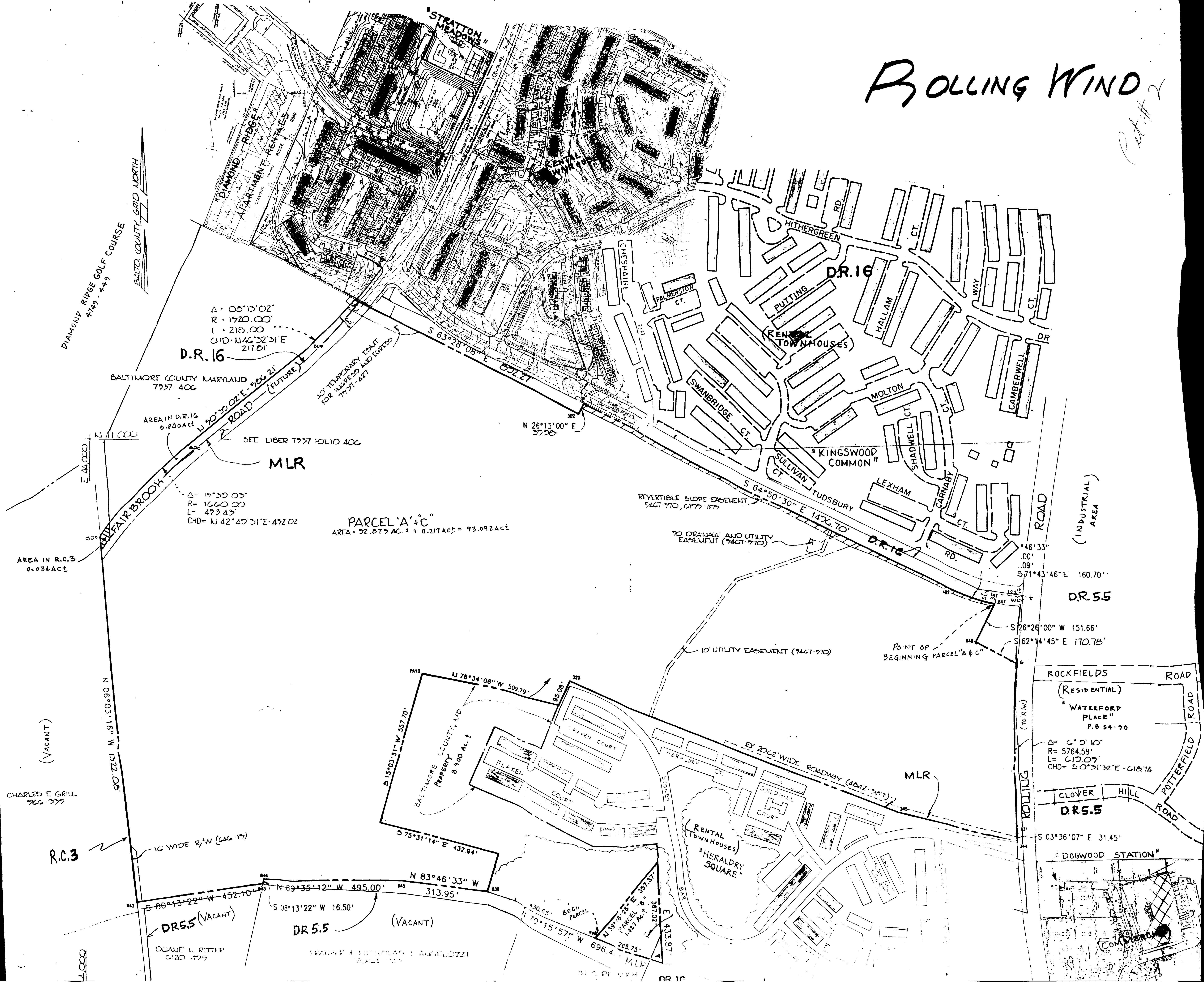
Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

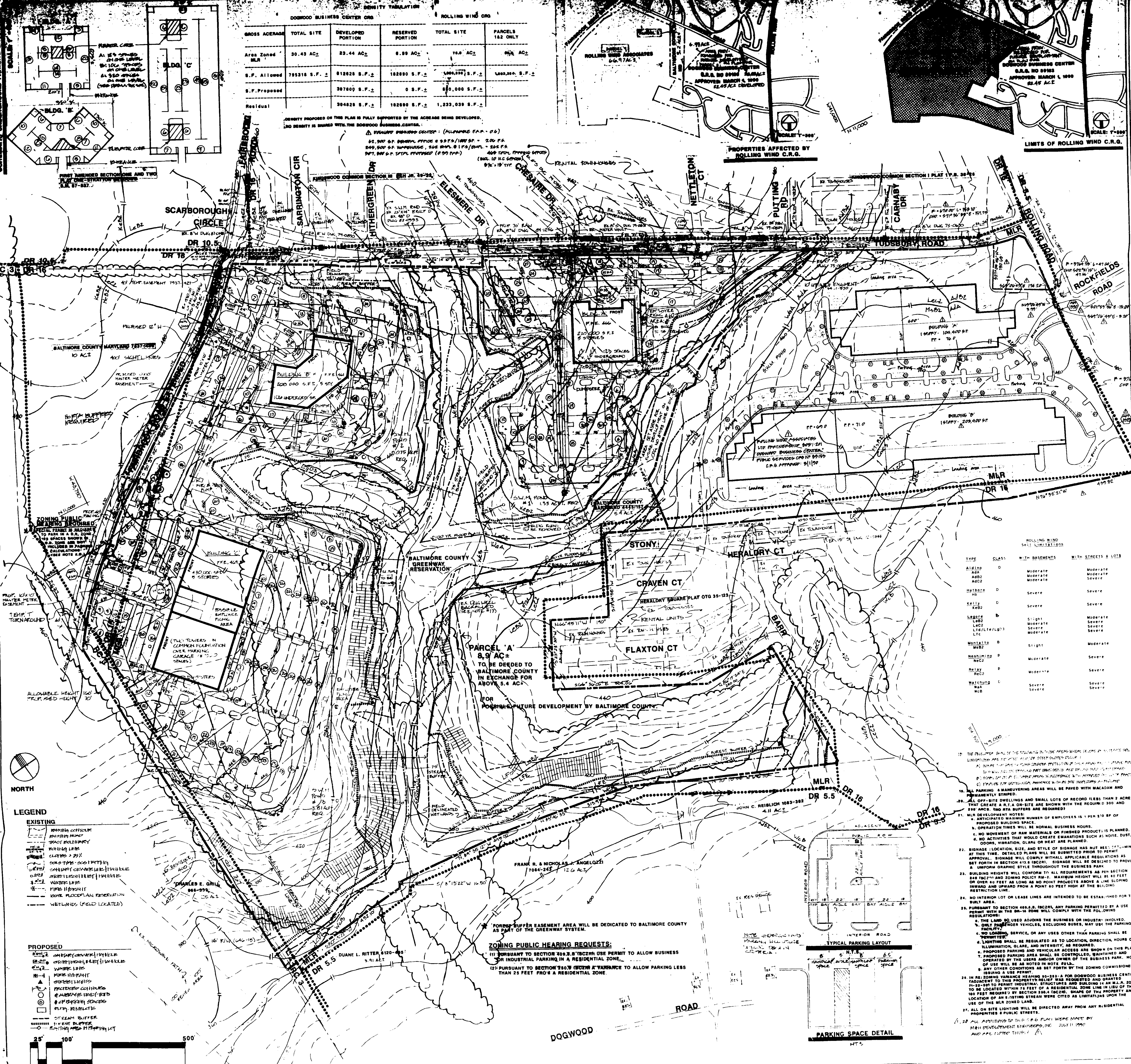
Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.0



Ref. # 2







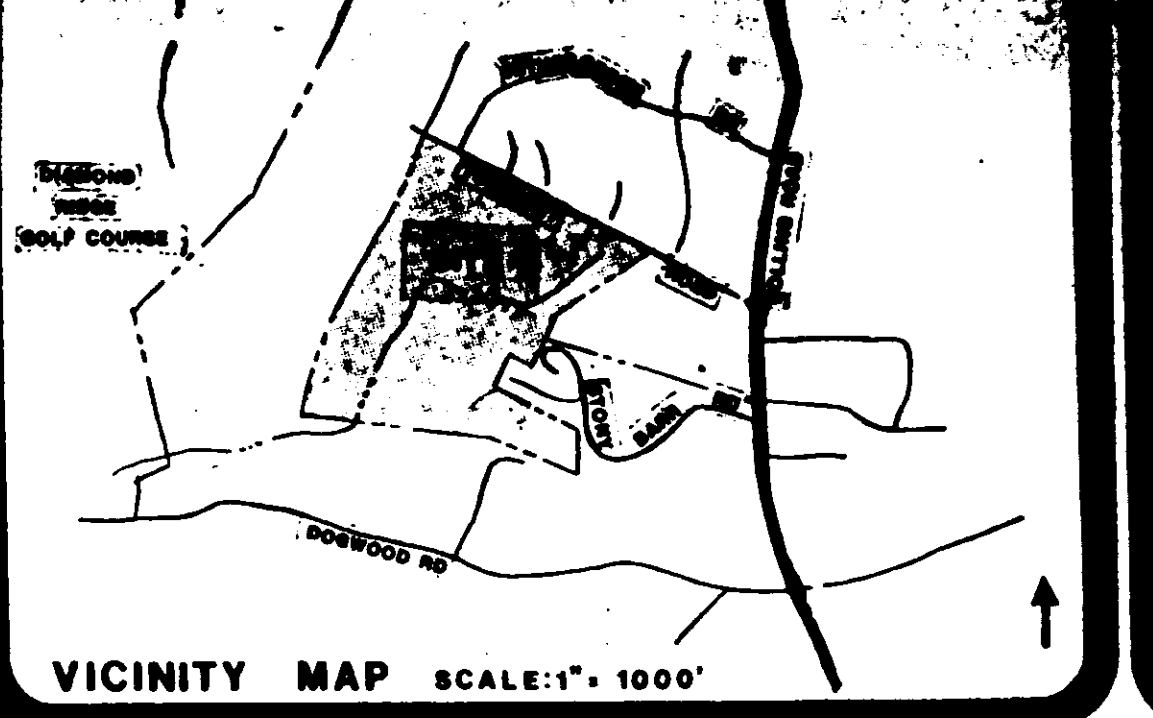
ROLLING WIND C.R.G.

GROSS ACREAGE	TOTAL SITE	DEVELOPED PORTION	RESERVED PORTION	TOTAL SITE	PARCELS 1&2 ONLY
Area Zoned MLR	30.43 AC±	23.44 AC±	6.99 AC±	76.8 AC±	96% AC±
S.F. Allowed	755318 S.F.±	612628 S.F.±	182880 S.F.±	1,006,936 S.F.±	1,006,936 S.F.±
S.F. Proposed	307809 S.F.±	0 S.F.±	0 S.F.±	307,809 S.F.±	307,809 S.F.±
Residual	394629 S.F.±	102680 S.F.±	1,333,036 S.F.±		

DENSITY PROPOSED ON THIS PLAN IS FULLY SUPPORTED BY THE ACREAGE BEING DEVELOPED.  
NO DENSITY IS SHARED WITH THE DOGWOOD BUSINESS CENTER.

△ PROPOSED BUSINESS CENTER: (ALLOWABLE FAR = 0.6)  
62,500 S.F. GENERAL OFFICE & 9,975 S.F. RETAIL = 72,475 S.F.  
249,500 S.F. IMPROVEMENTS, 246,000 S.F. OFFICE/RETAIL = 495,500 S.F.  
247,500 S.F. TOTAL IMPROVEMENTS (495,500 S.F.)

△ PROPOSED BUSINESS CENTER: (ALLOWABLE FAR = 0.6)  
62,500 S.F. GENERAL OFFICE & 9,975 S.F. RETAIL = 72,475 S.F.  
249,500 S.F. IMPROVEMENTS, 246,000 S.F. OFFICE/RETAIL = 495,500 S.F.  
247,500 S.F. TOTAL IMPROVEMENTS (495,500 S.F.)



- ### GENERAL NOTES
1. DEVELOPMENT: Rolling Wind
  2. APPLICANT: Rolling Wind Associates, Inc.  
124 State Avenue  
Baltimore, Maryland 21202 (410) 486-1020  
ATTN: Mr. John B. Colvin
  3. OWNERS: Rolling Wind Associates, Inc.  
124 State Avenue  
Baltimore, Maryland 21202  
Deed Reference: 8057/201 Tax No: 0218473400  
0218473401  
8057/208 Tax No: 0218510041  
2000080074  
2000010594
  4. CDD PLAN PREPARED BY: D.S. Thaler & Associates, Inc.  
7115 Ambassador Road  
Baltimore, Maryland 21207  
(301) 844-3847  
ATTN: Mr. Alan E. Scott, R.L.A.
  5. GENERAL DATA: Election District: 2  
Council District: 4224.01  
Councilman District: 1  
Established: 1980  
Subwarded: 70  
Tax Map: 87 Grids: 18 and 17
  6. SITE INFORMATION: A. Gross acreage = 76.7 AC± (including 251.7 L.F. on Tuesday Rd. & 20' and 1335 L.F. on the top of this street.)  
Net acreage = 18.8 AC±  
B. Zoning: Existing Zoning: DR-16 2.2 AC±  
MLR 18.8 AC±  
RC-3 1.8 AC±  
C. Density Calculations:  
Allowable = 0.6 FAR  
= 76.7 AC± x 0.6 = 4,602 S.F.  
Proposed = 495,500 S.F. = 2,789 AC±  
= 0.28 FAR  
= 3.3 spaces/1000 Gross S.F.  
D. Parking:  
Required = 3.3 spaces/1000 Gross S.F.  
Building A = 249,500 S.F. x 3.3/1000 S.F. = 822 spaces (including 15 handicap spaces)  
Proposed = 795 spaces (including 15 handicap spaces)  
Building B = 247,500 S.F. x 3.3/1000 S.F. = 816 spaces (including 15 handicap spaces)  
Proposed = 802 spaces  
Building C = 460,000 S.F. x 3.3/1000 S.F. = 1518 spaces (including 33 handicap spaces)  
Proposed = 1551 spaces (including 33 handicap spaces)  
Total = 2193 spaces (including 63 handicap spaces)  
Total Parking Proposed = 2193 spaces  
E. A SPECIAL HEARING WILL BE REQUIRED TO ALLOW 251.7 SPACES IN A Open Space. These required per B.C.P.A.  
F. Landscaping shall be in accordance with the Baltimore County Landscape Manual, Section 14, Landscape Standards and Criteria.  
Landscaping shall include:  
a. 1 tree/40 L.F. adjacent roads x 2417.7 L.F. = 60 TREES  
b. 1 tree/20 L.F. interior roads x 5400 L.F. = 270 TREES  
c. 1 major deciduous tree/10 spaces x 2834 spaces = 283 major deciduous trees  
d. 50 L.F. L.F. of 8' CEED SCREENING REQUIRED.  
SEE SHEET 2 OF 2 FOR SCHEMATIC LANDSCAPE PLAN  
Public water and sewer will be provided.
  7. UTILITIES: The existing use is pasture.  
The proposed use is commercial/office.  
No major changes in existing utilities are required.  
There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.
  8. EXISTING: All roads and easements are shown on plan.
  9. ROADS AND EASEMENTS: Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy.  
General Office:  
ADTS = 101,000 S.F. x 260,000 S.F. = 460
  10. AVERAGE DAILY TRIPS (ADTS): Storm water management will conform to Baltimore County Standards.
  11. STORM WATER MANAGEMENT: Grading shown is schematic only.
  12. GRADING: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods and some meadows.
  13. VEGETATION: Proposed sight lines are shown on plan and will be kept cleared and graded to ensure unobstructed sight.
  14. SIGHT LINES: There are no known underground storage tanks on site.
  15. STORAGE TANKS: Boundary from survey by Harris, Swartz, Maltz, Inc. dated October 15, 1988, revised January 30, 1990.  
Topography from Baltimore County Topography Survey Map N.W. 3 in dated 1953, revised 1967.
  16. REFERENCES: The existing use is pasture.  
The proposed use is commercial/office.  
The only existing use on the site is pasture.  
The Department of Environmental Protection and Resource Management will require the well housing to be removed and the well capped with concrete.

### ROLLING WIND - MLR SITE DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/90	ISSUED FOR PERMIT

DATE: 11/11/90  
SCALE: 1" = 100'  
C. 1:100  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

PROJECT No. 182  
SHEET No. 1 OF 1

OWNER/DEVELOPER  
ROLLING WIND ASSOCIATES, INC.  
ATTN: JOHN B. COLVIN  
124 STATE AVENUE  
BALTIMORE, MARYLAND 21202  
(801) 486-1020

C.R.G. PLAN

ROLLING WIND - MLR SITE DEVELOPMENT PLAN  
AND PARTIAL REVISED DOGWOOD BUSINESS CENTER - PUBLIC SERVICES CDD No. 10375  
ELECTION DISTRICT NO. 2

M.H. DEVELOPMENT ENGINEERS, INC.  
200 EAST SHILL BUILDING  
TOWSON, MARYLAND 21204

PROJECT No. 182  
SHEET No. 1 OF 1



IN THE MATTER OF THE  
THE APPLICATION OF  
ROLLING WIND ASSOCIATES  
FOR A ZONING RECLASSIFICATION  
FROM M.L.R./R.C.-3/D.R.-16 TO  
O-2 ON PROPERTY LOCATED ON THE  
WEST SIDE OF ROLLING WIND ROAD  
AND SOUTH SIDE OF TUDSBURY ROAD  
2ND ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

**OPINION**

The Petitioner, Rolling Wind Associates, has filed a request with this Board to have its property reclassified from its present zoning designation of M.L.R., R.C.-3 and D.R.-16 to O-2 zoning. Petitioner appeared represented by Counsel, Newton A. Williams. One Protestant, Mr. John Gilbert, a resident in the area, appeared in opposition to the request but did not testify. People's Counsel for Baltimore County did not participate in the proceedings and no evidence was formally offered to the Board in opposition to Petitioner's request.

The subject property is a 93 acre tract of land predominately zoned M.L.R., with a small portion zoned R.C.-3 and an additional small portion zoned D.R.-16. The property is "L" shaped and fronts on Rolling Road and Tudsbury Road. Property both to the north and to the south is residential. To the west is vacant land owned by Baltimore County and the Diamond Ridge Golf Course. The property owner proposes to develop the site for the Health Care Finance Administration (HCFA), an arm of the Social Security Administration. The Board was informed that the plan of the Federal Government is to relocate HCFA in the area close to the Social Security Administration and to have all of the employees of

- \* BEFORE THE
- \* COUNTY BOARD OF APPEALS
- \* OF
- \* BALTIMORE COUNTY
- \* CASE NO. R-92-154
- \* (Out-of-Cycle)

Case No. R-92-154 Rolling Wind Associates

HCFA located at one single site. The testimony indicated that this would require approximately 950,000 square feet of office space and an area for approximately 3,000 parking spaces. The Petitioner, John Colvin, testified that the subject site was under consideration by the Federal Government. He informed the Board that the property is "L" shaped in size, has approximately 700 feet of frontage on Rolling Road and that the rear of the property abuts land owned by Baltimore County. He testified that the site is traversed by fingers of the Dogwood Stream Valley Park which comprises approximately 28 acres. This acreage was testified to as being wetlands which were not developable and resulted in separating the entire tract into three separate pods, the front, middle and rear pod. Testimony indicated that the office building would be constructed in the rear pod and that the majority of the parking would be in the middle pod. The Petitioner informed the Board that there would be no plans to develop the front pod and that he would certainly anticipate that HCFA would demand the taking of this pod into the entire development scheme to be controlled by them.

The Petitioner presented the testimony of both David Thaler and Bernard Willemain as experts in the field of land use and land planning. Their testimony was uncontradicted and in support of the request for the zoning reclassification. They collectively informed the Board that the present M.L.R. zoning puts the property at a disadvantage to respond to the requests of HCFA in their requirement of 950,000 square feet of office space and 3,200

Case No. R-92-154 Rolling Wind Associates

parking spaces. Testimony disclosed that the M.L.R. zone poses setback and height problems which in their opinion would preclude the development of the property to meet HCFA requirements. In the opinion of both Mr. Thaler and Mr. Willemain, the O-2 zoning would be more appropriate since the setback requirement in that zone is 65 feet and without any height limitation. They informed the Board that in their opinions the O-2 zoning was a more correct zoning for the property and more compatible to the surrounding areas and uses. The testimony supports a finding of fact that there is considerable amount of industrial parks in the area and office uses. In their opinion, the present M.L.R. zoning is not compatible and the site is a textbook site for O-2 zoning. Mr. Willemain pointed out to the Board that, in his opinion, development under the M.L.R. zoning would generate more traffic than the O-2 zoning and that residences in the area would benefit more by the O-2 zoning as opposed to M.L.R. zoning. One of the benefits that he pointed out was that O-2 zoning required 25 percent of the property to be devoted to open space and that the O-2 zoning by its nature imposed greater restrictions on the property than the present M.L.R. zoning.

In addition to the expert testimony of Mr. Thaler and Mr. Willemain advising the Board that the Council was in error when it zoned the property M.L.R. and that there has been a change in the character of the neighborhood, the Board has in evidence the report of the Office of Planning and Zoning dated November 7, 1991. The report, which is extensive, recommends that the Petitioner's request be approved. In their opinion a zoning change from M.L.R.,

Case No. R-92-154 Rolling Wind Associates

R.C.-3 and D.R.-16 is necessary to accommodate the HCFA project.

The Board has given due consideration to all of the evidence and testimony presented in these proceedings and finds that the testimony of Mr. Thaler and Mr. Willemain coupled with the report of the Office of Planning and Zoning supports a finding of fact that present M.L.R. zoning imposed by the County Council was in error and that there has been a change in the character of the neighborhood since the erroneous zoning was imposed on the subject property. The testimony in the Petitioner's case is substantial to support a finding of fact that error did take place and that the neighborhood has changed.

**ORDER**

For the reasons as set out above, it is this 4th day of November, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification to change Petitioner's property from its present zoning designation of M.L.R./R.C.-3/D.R.-16 to O-2 be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

S. Diane Levero

John G. Disney

**PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE #191**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from M.L.R./R.C.-3/D.R.-16 zone to an O-2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Not Applicable

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Not Applicable

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 823-7800

Legal Owner(s):  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address  
Phone No.

**M. & H. DEVELOPMENT ENGINEERS, INC.**  
300 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

OCTOBER 2, 1991

DESCRIPTION FOR ROLLING WIND ASSOCIATE LIMITED PARTNERSHIP  
PROPERTY LOCATED IN BALTIMORE COUNTY IN SECOND ELECTION DISTRICT  
SOUTHWEST CORNER OF TUDSBURY ROAD AND ROLLING ROAD

BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said POINT OF BEGINNING thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

BEGINNING for the second at a point distant 430.65' southeasterly from the end of the 11th or S 14° 44' 02" W, 140.15 feet line described in the above description; thence, North 39° 18' 26" E 357.37; thence S 03° 42' 41" E 433.87 feet; thence N 70° 15' 57" W 265.75' to the PLACE OF BEGINNING containing 1.027 acres of land more or less.

Malcolm E. Haddock  
Registered Surveyor #5095

NOTICE OF HEARING  
PETITION FOR  
ZONING RECLASSIFICATION  
CASE NO. R-92-154  
Rolling Wind Associates  
W/S Rolling Road and  
S/S Tudsbury Road

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/24/1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24/1991.

THE JEFFERSONIAN,

S. Zeke Orlin  
Publisher

\$156.98

**CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY**

Towson, Maryland

District: 2nd  
Posted for: Reclassification  
Petitioner: Rolling Wind Associates  
Location of property: W/S Rolling Road and S/S Tudsbury Road  
Location of Sign: W/S Rolling Road, approx. 300' South of Tudsbury Road  
Remarks:  
Posted by: S. Zeke Orlin  
Number of Signs: 1

NOTICE OF HEARING  
PETITION FOR  
ZONING RECLASSIFICATION  
CASE NO. R-92-154  
Rolling Wind Associates  
W/S Rolling Road and  
S/S Tudsbury Road

Property Description  
BEGINNING for the same at a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way) 1. Westerly 122 feet more or less, 2. Southerly 35 feet to the said Point of Beginning thence South 26° 26' 00" West 151.66 feet thence S 62° 14' 45" E 170.78 feet to Rolling Road, thence along the Westerly Right-of-Way 619.05 feet by a curve to the left having a radius of 5764.58 feet and a chord of South 0° 31' 32" East 618.74 feet; thence, South 03° 36' 07" East 31.45 feet; thence, leaving Rolling Road North 76° 32' 35" West 439.21 feet; thence, North 68° 51' 45" West 1300.57 feet; thence, South 23° 14' 53" West 95.08 feet; thence, North 78° 34' 06" West 509.79 feet; thence South 15° 03' 51" West 557.70 feet; thence South 75° 31' 14" East 432.94 feet; thence South 14° 44' 02" West 140.15 feet; thence, North 83° 46' 33" West 313.95 feet; thence North 89° 35' 12" West 495.00 feet; thence South 08° 13' 22" West 452.10 feet; thence, North 06° 03' 16" West 1322.08 feet; thence, 453.43 feet by a curve to the right, having a radius of 1660.00 feet and a chord of North 42° 49' 31" East 452.02 feet; thence, North 50° 39' 02" East 586.21 feet; thence 218.00 feet by a curve to the left, having a radius of 1520.00 feet and a chord of North 46° 32' 31" East 217.81 feet; thence, South 63° 28' 08" East 892.27 feet; thence, North 26° 13' 00" East 39.98 feet to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64° 50' 30" East 1496.70 feet, thence 161.09 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 71° 43' 46" East 160.70 feet to the PLACE OF BEGINNING containing 93.092 acres more or less.

THE 10:00 A.M.  
DATE: OCT. 12, 1991  
LOCATION: Rm. 301,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland 21204  
County Board of Appeals  
October 24, 1991

**CERTIFICATE OF PUBLICATION**

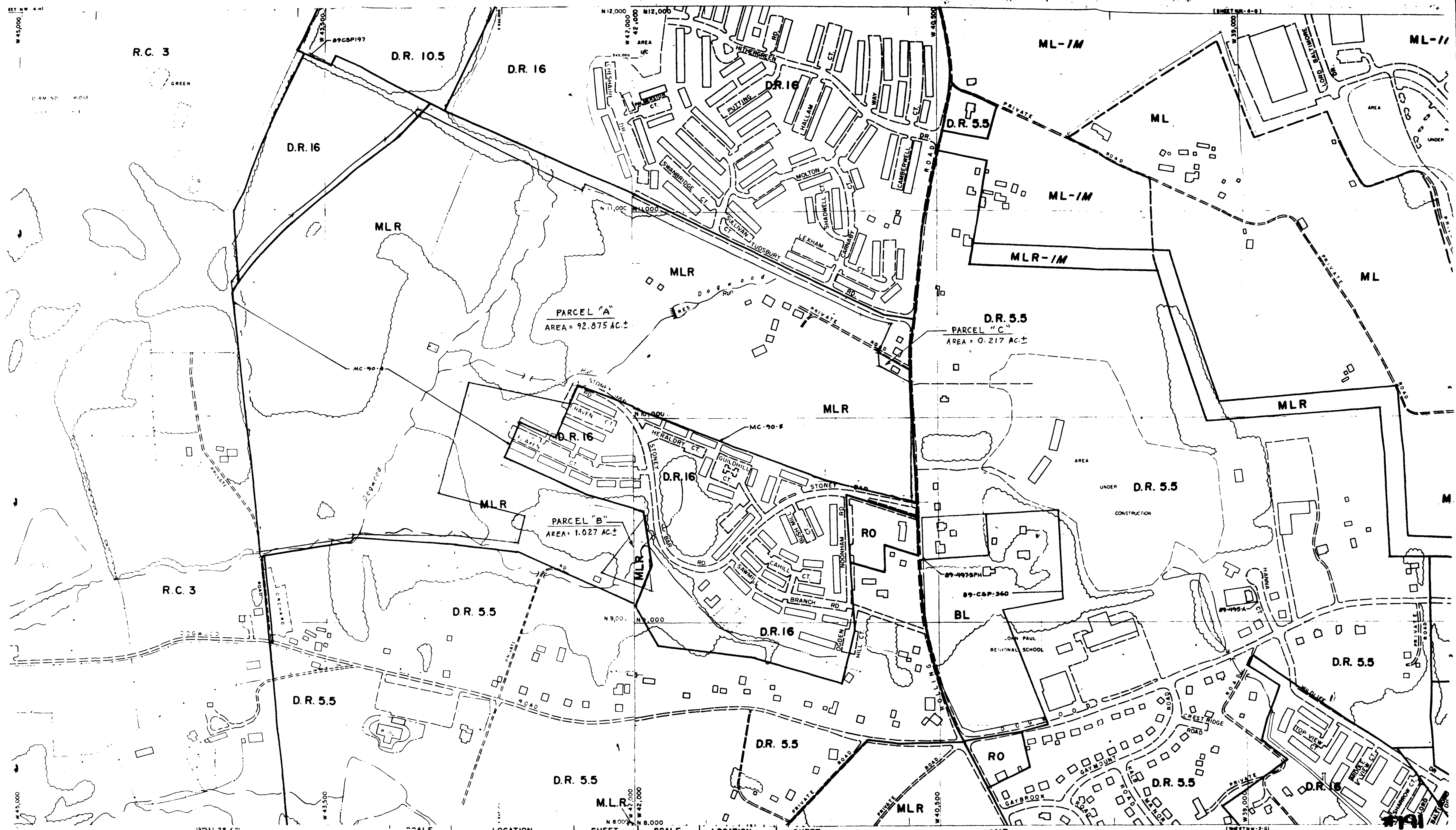
THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24/1991.

CATONSVILLE TIMES

S. Zeke Orlin  
Publisher

\$156.98





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

LOCATION	LOCATION
HEBBVILLE	BELMONT
BELMONT	AREA
AREA	
DATE OF PHOTOGRAPHY	DATE OF PHOTOGRAPHY
JANUARY 1986	JANUARY 1986

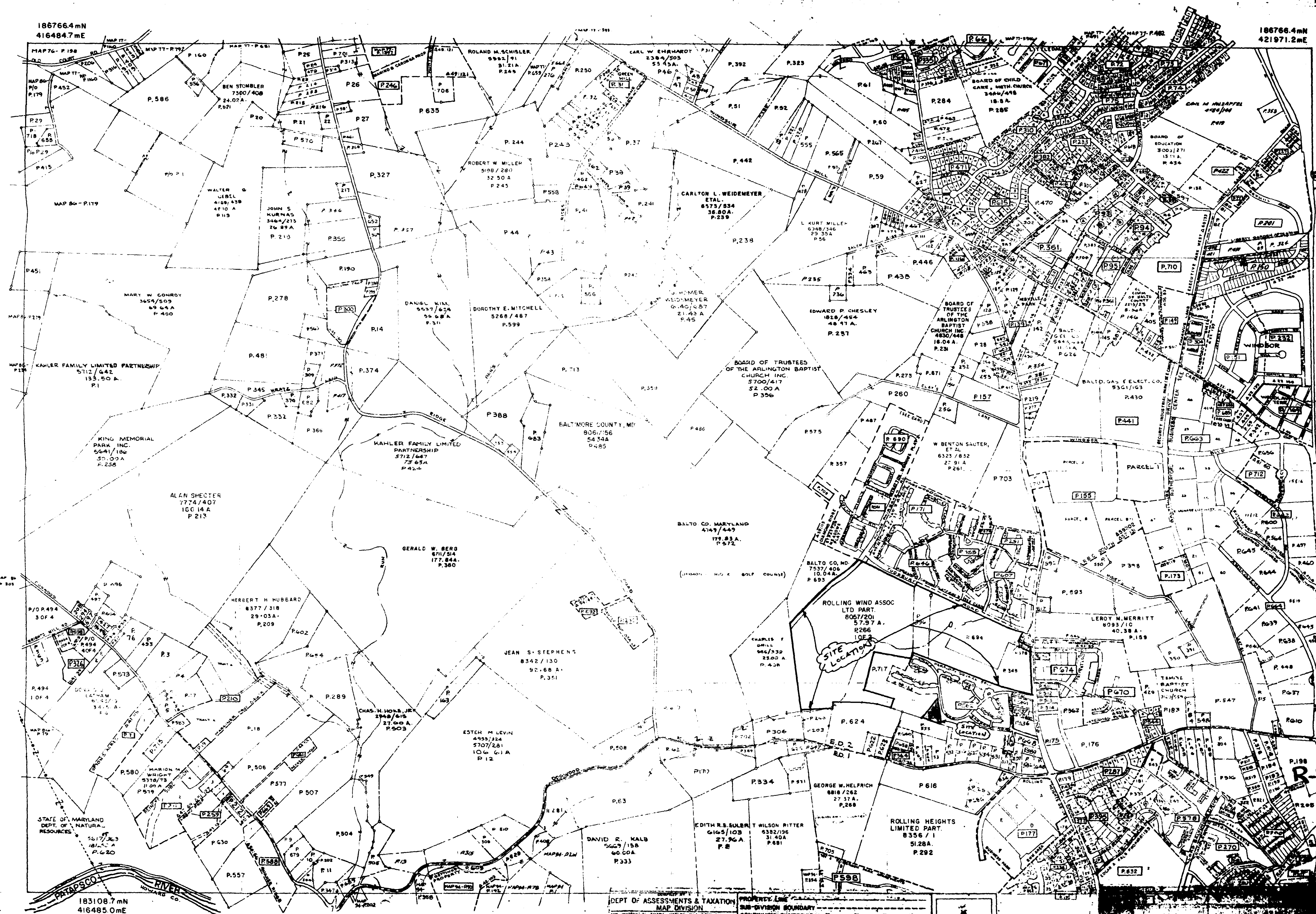
1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP



186766.4mN  
416484.7mE

186766.4mN  
421971.2mE



COPYRIGHT-MAP DIVISION-1967  
MD DEPT. OF ASSESS & TAX.

THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT  
BE COPIED OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC  
MEANS SUCH AS DIGITIZING, SCANNING, AND IMAGE PROCESSING,  
OR BY ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT  
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

DEPT. OF ASSESSMENTS & TAXATION  
MAP DIVISION

THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT  
BE COPIED OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC  
MEANS SUCH AS DIGITIZING, SCANNING, AND IMAGE PROCESSING,  
OR BY ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT  
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

REVISIO TO: MARCH 1991

PROPERTY LINE  
CONTINUOUS OWNERSHIP

SCALE: 1" = 600'



BALTIMORE COUNTY



receipt

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Case No. **R-92-154** Account: R 0014150

Date \_\_\_\_\_

FOR THE HEARING FILED \_\_\_\_\_

FOR RECLASSIFICATION \_\_\_\_\_

FOR THE BOARD OF APPEALS \_\_\_\_\_

Please Make Check Payable To Baltimore County \$175.00  
BA 0010:07AM10-15-91

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: 10-1-91

Rolling Wind Associates  
124 Slade Avenue  
Tikensville, Maryland 21208

Re: Petition for Zoning Reclassification  
CASE NUMBER: R-92-154  
SNC Tudsbury and Rolling Roads  
2nd Election District - 1st Councilmanic  
Petitioner(s): ROLLING WIND ASSOCIATES  
HEARING: TUESDAY, NOVEMBER 12, 1991 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$ 181.90 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and immediately mail same to the attention of G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

181

Zoning Commissioner

cc: Newton Williams

NOTICE OF HEARING

CASE NUMBER: R-92-154  
Rolling Wind Associates  
W/S Rolling Road and S/S Tudsbury Road

PROPERTY DESCRIPTION

BEGINNING for the same a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way).

1.) Westerly 122 feet more or less,  
2.) Southerly 35 ft. to the said point of Beginning thence South 26 degrees, 26 minutes, 00 seconds West 151.66 ft. thence South 62 degrees 14 minutes 45 seconds East 170.78 ft. to Rolling Road, thence along the Westerly Right-of-Way 619.05 ft. by a curve to the left having a radius of 5764.58 ft. and a chord of South 0 degrees 31 minutes 32 seconds East 618.74 ft.; thence, South 03 degrees 36 minutes 07 seconds East 31.45 ft.; thence, leaving Rolling Road North 76 degrees 32 minutes 35 seconds West 439.21 ft.; thence, North 68 degrees 51 minutes 45 seconds West 1300.57 ft.; thence, South 23 degrees 14 minutes 53 seconds West 95.08 feet; thence, North 78 degrees 34 minutes 06 seconds West 569.79 ft.; thence South 15 degrees 03 minutes 51 seconds West 557.70 ft.; thence South 75 degrees 31 minutes 14 seconds East 432.94 ft.; thence South 14 degrees 44 minutes 02 seconds West 140.15 ft.; thence, North 03 degrees 46 minutes 33 seconds West 313.95 ft.; thence North 89 degrees 35 minutes 12 seconds West 495.00 ft.; thence South 08 degrees 13 minutes 22 seconds West 452.10 ft.; thence, North 06 degrees 03 minutes 16 seconds West 1322.08 ft.; thence, 453.43 ft. by a curve to the right, having a radius of 1660.00 ft. and a chord of North 42 degrees 49 minutes 31 seconds East 452.02 ft.; thence, North 50 degrees 39 minutes 02 seconds East 586.21 ft.; thence 218.00 ft. by a curve to the left, having a radius of 1520.00 ft. and a chord of North 46 degrees 32 minutes 31 seconds East 217.81 ft.; thence, South 63 degrees 28 minutes 08 seconds East 892.77 ft.; thence, North 26 degrees 13 minutes 00 seconds East 39.98 ft. to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64 degrees 50 minutes 30 seconds East 1496.70 ft., thence 161.09 ft. by a curve to the left, having a radius of 670.00 ft. and a chord of South 71 degrees 43 minutes 46 seconds East 160.70 ft. to the PLACE OF BEGINNING containing 93.092 acres more or less.

RECLASSIFICATION: Petition to reclassify the property from M.L.R. AC 3, and DR 16 zoning to O-2 zoning.

HEARING: TUESDAY, NOVEMBER 12, 1991 at 10:00 a.m.

LOCATION: County Office Building, Room 301  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office

DATE: October 11, 1991

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Rolling Wind Associates Ltd Partnership  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-58.1(i), and the passage of Resolution No. 75-91 by the Baltimore County Council on October 7, the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, November 12, at 10:00 a.m. in Room 301, County Office Building. As soon as I have received the appropriate notification by the County Council of the passage of this Resolution, I will forward a copy to your office.

I've already advised Gwen of this date in order that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of November 12.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Baltimore County Government  
Planning Board

401 Bosley Avenue  
Towson, MD 21204

887-3211

September 20, 1991

Hon. Douglas B. Riley  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification Petition (Rolling Wind property)

Dear Councilman Riley:

At its regular monthly meeting on September 19, 1991, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property of the Rolling Wind Associates Limited Partnership is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

David Fields

P. David Fields  
Secretary to the Planning Board

PDF/TD/mjm  
RLLWIND/TXTMJM

Enclosures

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZADM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Esquire, People's Counsel  
Newton Williams, Esquire

65-8 NY 92 DES 16

STUDY AND RECOMMENDATION  
10/1/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board DATE: September 10, 1991

FROM: Arnold F. "Pat" Keller, III,  
Deputy Director  
Office of Planning and Zoning

SUBJECT: Request for Certification - Rolling Wind Associates Limited Partnership

The attached letter and other documents from Newton Williams, Esquire, on behalf of Rolling Wind Limited Partnership, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of a 93.90 acre parcel from M.L.R. to an O.2 zone.

Section 2-356(i) of the Baltimore County Code authorizes the Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by OP2 staff, and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

PFK/JL/rdn  
R90MEMO.JL/ZAC1

Petitioner :  
Rolling Wind Limited Partnership

Requested Action:  
Reclassification from M.L.R. (Manufacturing, Light, Restricted) to O.2 (Office Park)

Existing Zoning:  
M.L.R. (Manufacturing, Light, Restricted)

Location:  
Westside of Rolling Road, approximately 600 ft north of the centerline of Dogwood Road.

Area of Site:  
93.90

Zoning of Adjacent Property/Use:  
North D.R. 16 Multi-Family dwelling  
South D.R. 16 + S.5 Single and multi-family  
East D.R. 5.5 Multi-family dwelling  
West R.C.3 Vacant land

Water and Sewerage:  
The area is served by public water and sewer, and is designed W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

Traffic and Road:  
The site has direct access onto Rolling Road.

Zoning History:  
The site had been zoned D.R. 16 since 1976. In 1988 the property was rezoned during the comprehensive zoning map process (see Issue No. 1:110A).

ROLLING WIND PARCEL  
ZONING HISTORY

West Side of North Rolling Road, North of Dogwood Road

1988 Maps	-	MLR (By County)
1984 Maps	-	D.R.16 (Front and Rear)
1980 Maps	-	D.R.16 (Front and Rear)
1976 Maps	-	D.R.16 - Rollingwood Junior High School Notation on Zoning Map
1971 Maps	-	Rollingwood Junior High School - D.R.55, D.R.16 Notation on Zoning Map
		To North - D.R.16 - 66 - 106RA - Kingswood Common Site - D.R.16 - 70 - 155R -
33888		



ZONING ADVISORY COMMITTEE  
MEETING OF OCTOBER 21, 1991

R-92-154  
Item #191

Legal Owner: Rolling Wind Associates  
Location: W/S Rolling Road and S/S Tudsbury Road  
Existing Zoning: M.L.R. - 93.199 (+/-) acres  
R.C.-3 - .034 (+/-) acre  
D.R.-16 - .886 (+/-) acre  
Proposed Zoning: Reclassification to an O-2 zone.  
Area: 94.119 (+/-) acres  
District: 2nd Election District  
1st Councilmanic District

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

October 15, 1991

TO: Baltimore County Zoning Plans Advisory Committee  
FROM: W. Carl Richards, Jr.  
Zoning Coordinator (887-3391)  
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
Case Number R-92-154  
Rolling Wind Associates/John Colvin, General Partner  
W/S Rolling Road and S/S Tudsbury Road  
2nd Election District; 1st Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON SEPTEMBER 19, 1991 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED OCTOBER 7, 1991 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF TUESDAY, NOVEMBER 12, 1991 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 18

RESOLUTION NO. 75-91

MS. BERTHIE L. MANLEY, COUNCILWOMAN

BY THE COUNTY COUNCIL, OCTOBER 7, 1991

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of the Rolling Wind Associates Limited Partnership, owner, for 93.90 acres of land located on the West side of Rolling Road 600 feet North of the centerline of Dogwood Road in the First Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated September 19, 1991, has certified that early action on the Petition for Zoning Reclassification filed on behalf of the Rolling Wind Associates Limited Partnership requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, The County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning Reclassification Petition filed on behalf of the Rolling Wind Associates Limited Partnership be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R7591/RES91

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office  
DATE: October 16, 1991

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Rolling Wind Associates Ltd Partnership  
Case No. R-92-154

Carl:

As a follow up to my memorandum of October 11 regarding the subject reclassification petition, attached is a copy of a letter received this date from the Baltimore County Council confirming approval of this matter for exemption from the regular cyclical process. Also attached is a copy of Resolution No. 75-91.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

RECEIVED  
OCT 18 1991  
ZONING OFFICE



County Council of Baltimore County

Court House, Towson, Maryland 21204  
(301) 887-3195  
Fax (301) 887-3791

COUNCIL

Berthie L. Manley  
FIRST DISTRICT

Melvin G. Ments  
SECOND DISTRICT

Charles A. Rappenberg, III  
THIRD DISTRICT

Douglas B. Riley  
FOURTH DISTRICT

Vince Gardina  
FIFTH DISTRICT

William A. Howard, IV  
SIXTH DISTRICT

Donald C. Mason  
SEVENTH DISTRICT

Thomas Toporovich  
EIGHTH DISTRICT

Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL

October 11, 1991

Mr. P. David Fields, Director  
Office of Planning and Zoning  
New Courts Building  
Towson, Maryland 21204

Dear Mr. Fields:

Attached please find a copy of Resolution 75-91 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of the Rolling Wind Associates Limited Partnership, owner, for 93.90 acres of land located on the West side of Rolling Road 600 feet North of the centerline of Dogwood Road in the First Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Monday, October 7, 1991 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp

cc: Mr. William T. Hackett, Chairman  
Board of Appeals for Baltimore County

65-2113 91 13016



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

December 4, 1991

Newton A. Williams, Esquire  
NOLAN, PLUMHOFF & WILLIAMS, CHTD.  
Suite 700, Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-5340

Re: Case No. R-92-154 (Rolling Wind Associates)

Dear Mr. Williams:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul  
Linda Lee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Rolling Wind Associates  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration

R-92-154  
#191

LEGISLATIVE 15  
W/STAFFERS & EMERGENCY  
-EMERGENCY

BALTIMORE COUNTY COUNCIL AGENDA  
LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 18  
October 7, 1991 7:30 P.M.

- A. MOMENT OF SILENT MEDITATION  
PLEDGE OF ALLEGIANCE TO THE FLAG
- B. APPROVAL OF JOURNAL - Meeting of September 16, 1991
- C. ENROLLMENT OF BILLS - 152-91, 153-91, 154-91, 155-91, 156-91, 157-91, 158-91, 160-91, 161-91, 163-91, 164-91, 165-91 & 166-91
- D. INTRODUCTION OF BILLS

BILL 170-91 - Mr. Riley - Zoning Regs. - Residential-Office, Class. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511



R-92-154  
#191

REQUESTED DOWNSHIFT BY ROLLING WIND ASSOCIATES  
FOR THE ROLLING WIND PROPERTY FROM  
M.L.R. TO O-2 - PROPOSED HEALTHCARE  
FINANCE ADMINISTRATION (HCFA) SITE

The Rolling Wind site located on the west side of Rolling Road, north of Dogwood Road, is requesting a downshift from M.L.R. to O-2, for the following reasons:

1. The subject property is one of the Woodlawn candidates for the HCFA site, and the M.L.R. Zone imposes very difficult, probably insurmountable obstacles as to height, and other setback limitations; while the O-2 Zone, although a lesser zone would allow more appropriate development.
2. The M.L.R. Zoning was granted on the 1988 Zoning Maps, but was not requested by Rolling Wind Associates, but rather was proposed by Baltimore County. In fact, the property owner owns a large number of apartments and rental townhouses in the immediate vicinity of the property, and townhouses in the immediate vicinity of the property, and feels that O-2 zoning, a slightly lesser zone, would be more appropriate to the existing character of the neighborhood, and more compatible with the property owner's existing developments.
3. The existing developments owned by the property owners surrounding the site, including Herald Square to the south, Kingswood Common to the north, Diamond Ridge and Stratton Meadows to the north and northwest, are all rental townhouses and apartments. Hence, the requested downshift to O-2 would be more compatible with the existing high density residential nature of the neighborhood than the existing M.L.R.
4. As set out in the attached letter from Rolling Wind Associates to William J. Bauman, Planning Board member, dated September 3, 1991, the subject property is a HCFA candidate, and the letter explains the various problems encountered with the existing M.L.R. Zone.
5. That the retention of the HCFA Headquarters in the Woodlawn area of Baltimore County is very important to the economy of all of Baltimore County including, but not only, Woodlawn, and the requested reclassification, and downshift, will position the Rolling Wind property to compete for this important economic asset.
6. For other and further reasons as shall be brought out in the course of this mapping request.

Respectfully submitted,

Newton A. Williams

Newton A. Williams  
NOLAN, PLUMHOFF & WILLIAMS, CHTD.

8637H NAW/psk

Rolling Wind Associates  
LIMITED PARTNERSHIP

August 1, 1991

P. David Fields  
Director  
Office of Planning and Zoning  
401 Bosley Avenue  
Towson, Maryland 21208

RE: Rolling Wind, HCFA Candidate Property Request for Out of Cycle Treatment in the Public Interest

Dear Mr. Fields:

We respectfully request that your department support the owners' intention to reclassify their property currently zoned M.L.R. to down shift to O-2 and that the subject reclassification be considered outside of the current zoning cycle.

As you know, the federal government is in the process of soliciting bids from various pre-determined and designated property owners for the purposes of consolidating the national headquarters for the Health Care Finance Administration (HCFA) on a campus site hopefully in the Woodlawn area of Baltimore County.

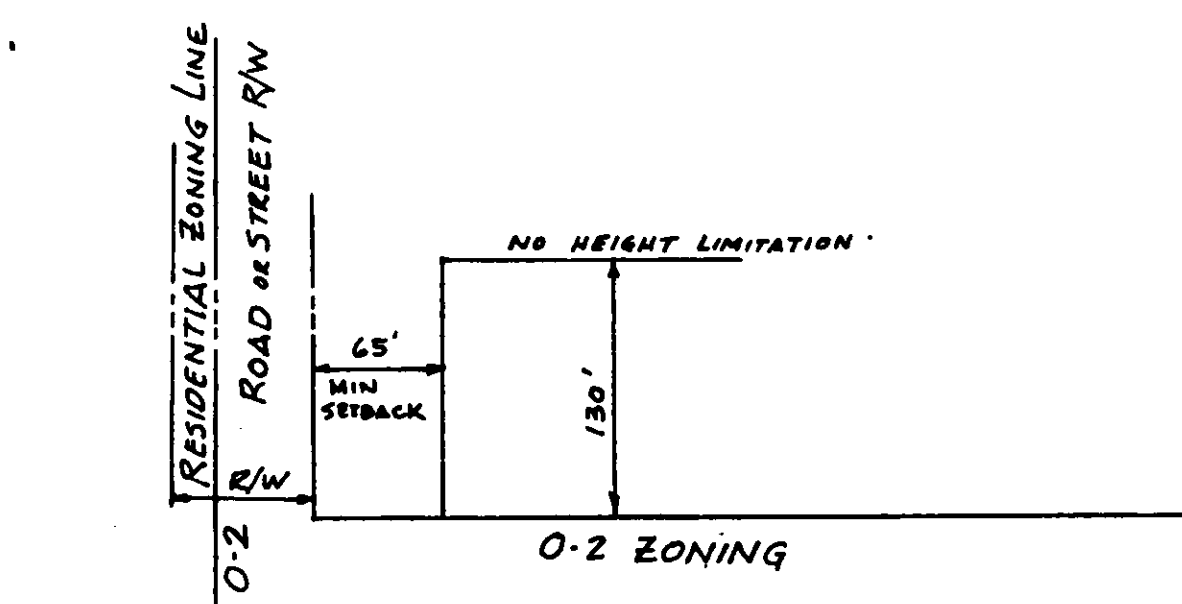
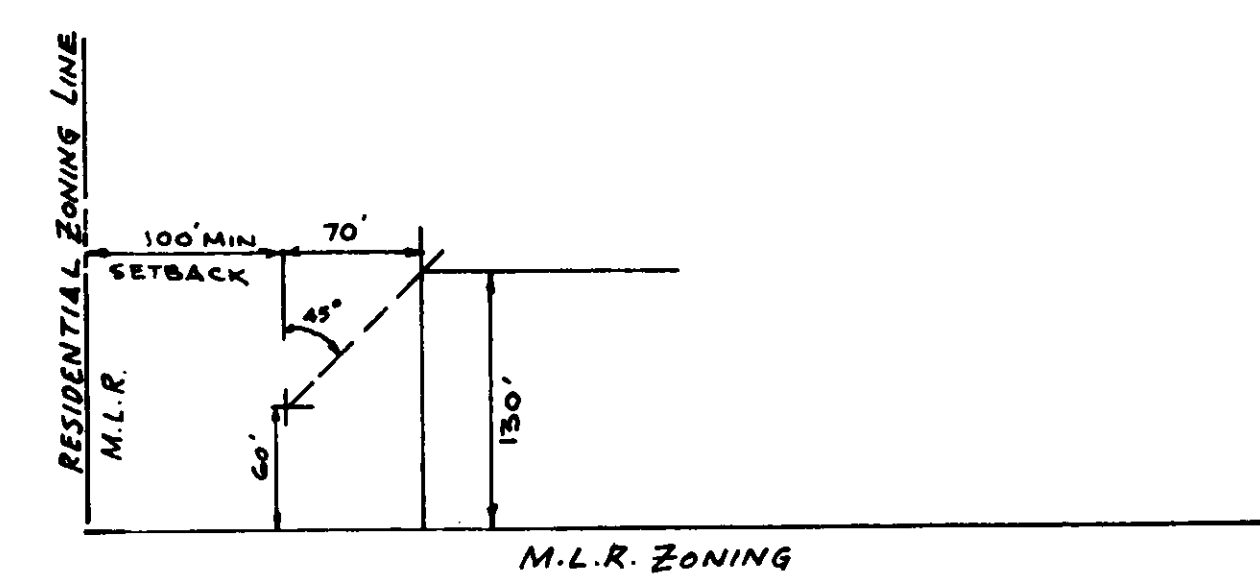
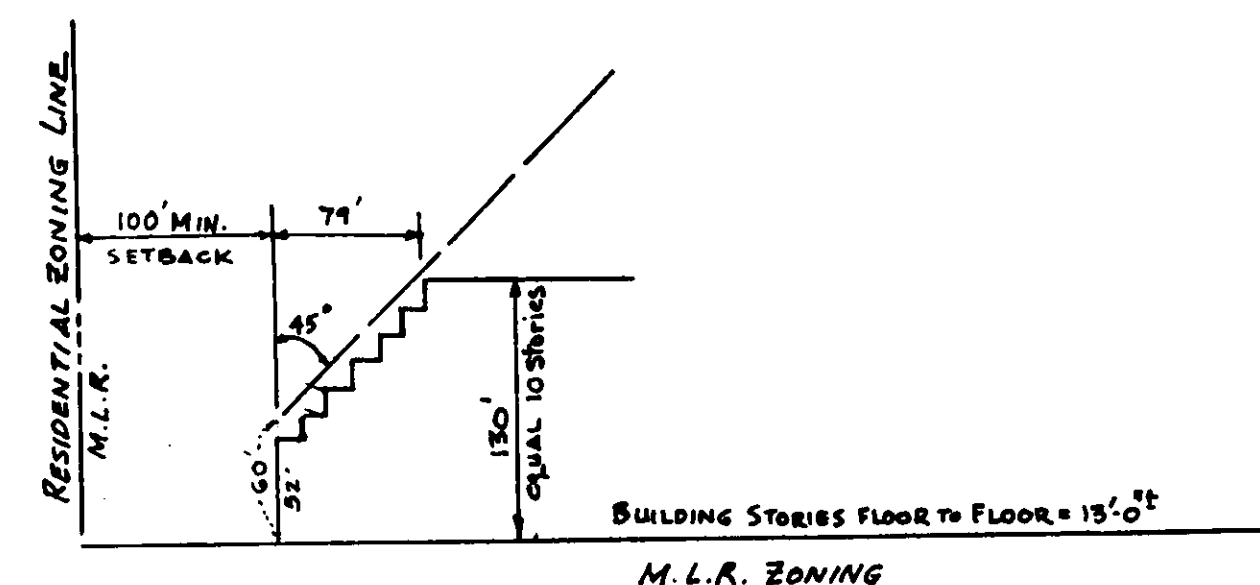
Our property, which is the subject of this reclassification request, has been designated by the federal government as one of the properties that meet their general location and acreage criteria.

The City of Baltimore is aggressively pursuing HCFA in an effort to lure them from their current location on various sites throughout Woodlawn in Baltimore County to an approved location in Baltimore City.

The loss of this headquarters location and approximately 3500 jobs currently housed within Woodlawn, Baltimore County would have an adverse social and economic impact upon the county, in general, and Woodlawn, in particular. It therefore is clearly within the public interest to retain and improve this national public facility that oversees the administration of Medicare and Medicaid payments, and to take our request out of cycle.

124 SLADE AVENUE • SUITE 200 • BALTIMORE, MARYLAND 21208 • 301-486-1234

ROLLING WIND  
SETBACK DIAGRAM FOR  
ZONING REQUIREMENTS IN  
M.L.R. AND O-2



SCALE: 1"=100'  
VERTICAL & HORIZONTAL

Rolling Wind  
Exhibit 7

1992 COMPREHENSIVE ZONING PROCESS - ENVIRONMENTAL IMPROVEMENT

#191 • R-92-154

1. DEPT 5. OM 10000 No. R-92-154  
2. AG 6. MM System 36 ID:  
3. EIR 7. AQ Comments Due By:  
4. CACA

APPLICANT INSTRUCTIONS: Please complete item (a) for each question. If you check "yes" to any question, please explain on the line provided. This information will be reviewed and verified by Baltimore County.

REPRESENTATIVE'S Name: M&H DEVELOPMENT ENG. INC.

Property Owner's Name: ROLLING WIND ASSOCIATES LIMITED PARTNERSHIP

Property Street Address: S.W. CORNER TUGBOY RD & ROLLING RD.

ADC Map Reference: Page 35 Grid R 543400 E 567200

1. Is this property shown in the Master Plan as a priority area for Agricultural Preservation?

a) Yes ☐ No ☒ Don't know ☐

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

2. Is this property or an adjacent property enrolled as a District/Easement in the Maryland Agricultural Land Preservation Program or under an Agreement with the Maryland Environmental Trust Program?

a) Yes ☐ No ☐ Don't know ☒

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

3. Are there intermittent streams, perennial streams, ditches or floodplains at this property or within 200 feet of this property?

a) Yes ☒ No ☐ Don't know ☐

DOGWOOD RUN, STREAM, DITCHES

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

4. Are there tidal wetlands, nontidal wetlands, seeps, bogs, swamps, or bottomland areas at this property or within 200 feet of this property?

a) Yes ☒ No ☐ Don't know ☐

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

5. Are there slopes greater than 10% or erodible soils at this property that are adjacent to streams, wetlands or floodplains?

a) Yes ☒ No ☐ Don't know ☐

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

AUG-91 MON 14:24 10:PLANNING TEL NO 852 1055 P03

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE MEMORANDUM

TO: William T. Hackett, Chairman DATE: November 7, 1991  
Baltimore County Board of Appeals

FROM: Arnold P. "Pat" Keller, III  
Deputy Director  
Office of Planning and Zoning

SUBJECT: Documented Site Plan  
Case No. 92-154 Rolling Wind Limited Partnership

At its regular monthly meeting on September 19, 1991, the Baltimore County Planning Board voted, in accordance with Section 2-356 (i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the Rolling Winds Associates Limited Partnership is manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on October 7, 1991.

Enclosed herewith is a copy of the report of the Office of Planning and Zoning.

PK:rdn

1NATBK/TXTROZ

Petitioners  
Exhibit #5

BERNARD M. WILLEMAIN, M.C.P.  
12605 Dulaney Valley Road  
Phoenix, Maryland 21131  
(301) 592-9141 or 592-7872

EDUCATION

B.S. in Civil Engineering & Landscape Architecture  
University of Massachusetts

Master of City Planning  
Massachusetts Institute of Technology

EXPERIENCE

GREATER BOSTON DEVELOPMENT COMMITTEE, one year

BALTIMORE COUNTY PLANNING OFFICE, Deputy Director, five years  
Drafted the zoning regulations still in use, Subdivision  
Regs, Master Plan studies, controlled developments.

LAND PLANNING ASSOCIATES, Partner

Consulting work in Delaware, Virginia, District of Columbia  
and parts of Maryland.

THE AMHERST CORPORATION, President for 12 years.

Private consulting practice for a total of 41 years in city  
planning, site planning, zoning, real estate development,  
public legislation, and the Constitutional use of real  
estate.

Clients include the Department of Justice, State of Maryland,  
several Maryland counties, the Catholic Archdiocese, other  
religious organizations, several colleges, lending institu-  
tions (Maryland National Bank, Mercantile Trust, Loyola  
Federal, Baltimore Federal), the Rouse Company, many legal  
firms, industrials such as Dupont and Koppers, Martin  
Marietta, and most of the large builders in the Baltimore-  
Washington-Wilmington area. National consultant to the  
National Association of Home Builders.

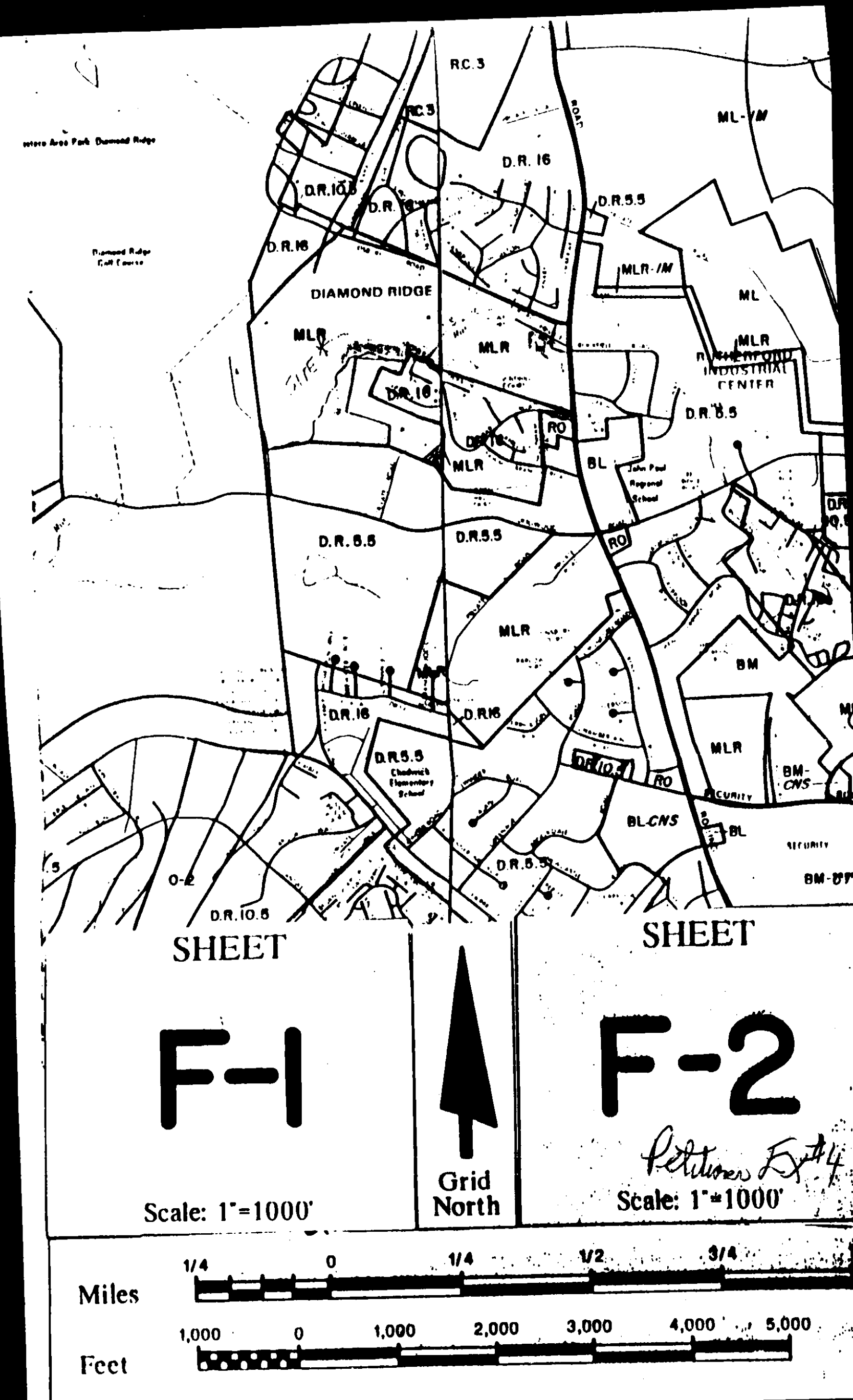
Qualified expert in these fields before most administrative  
and legislative bodies in the Middle Atlantic states, in  
Circuit Courts in three states, including seven Maryland  
Districts and the Federal District in Baltimore.

MILITARY SERVICE

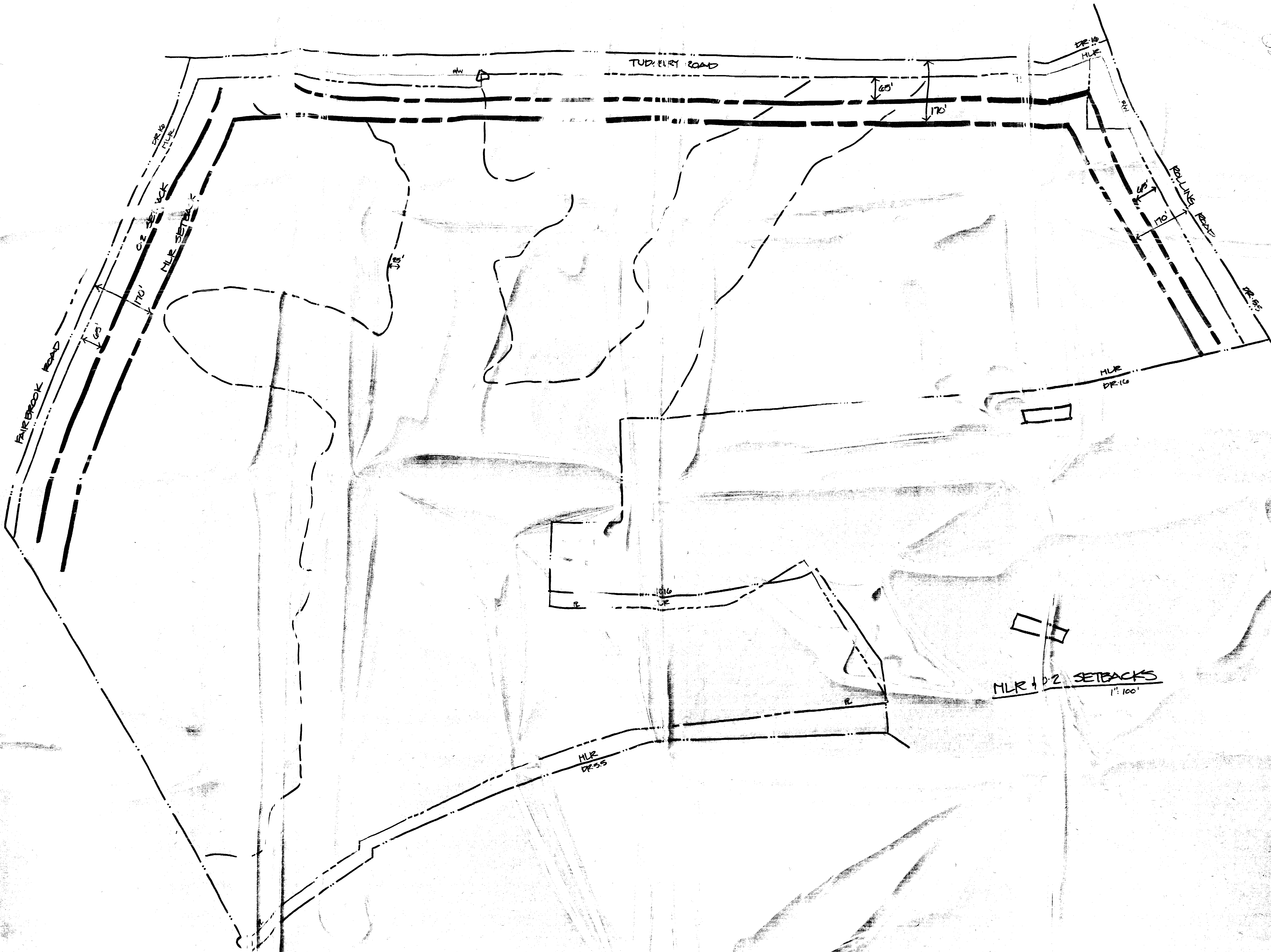
Four years in U.S. Cavalry, 101st Mech. Cav. Squadron:  
France, Germany, Austria  
Decorations: Silver and Bronze Stars

PERSONAL DATA

Married - 15 children  
Good health







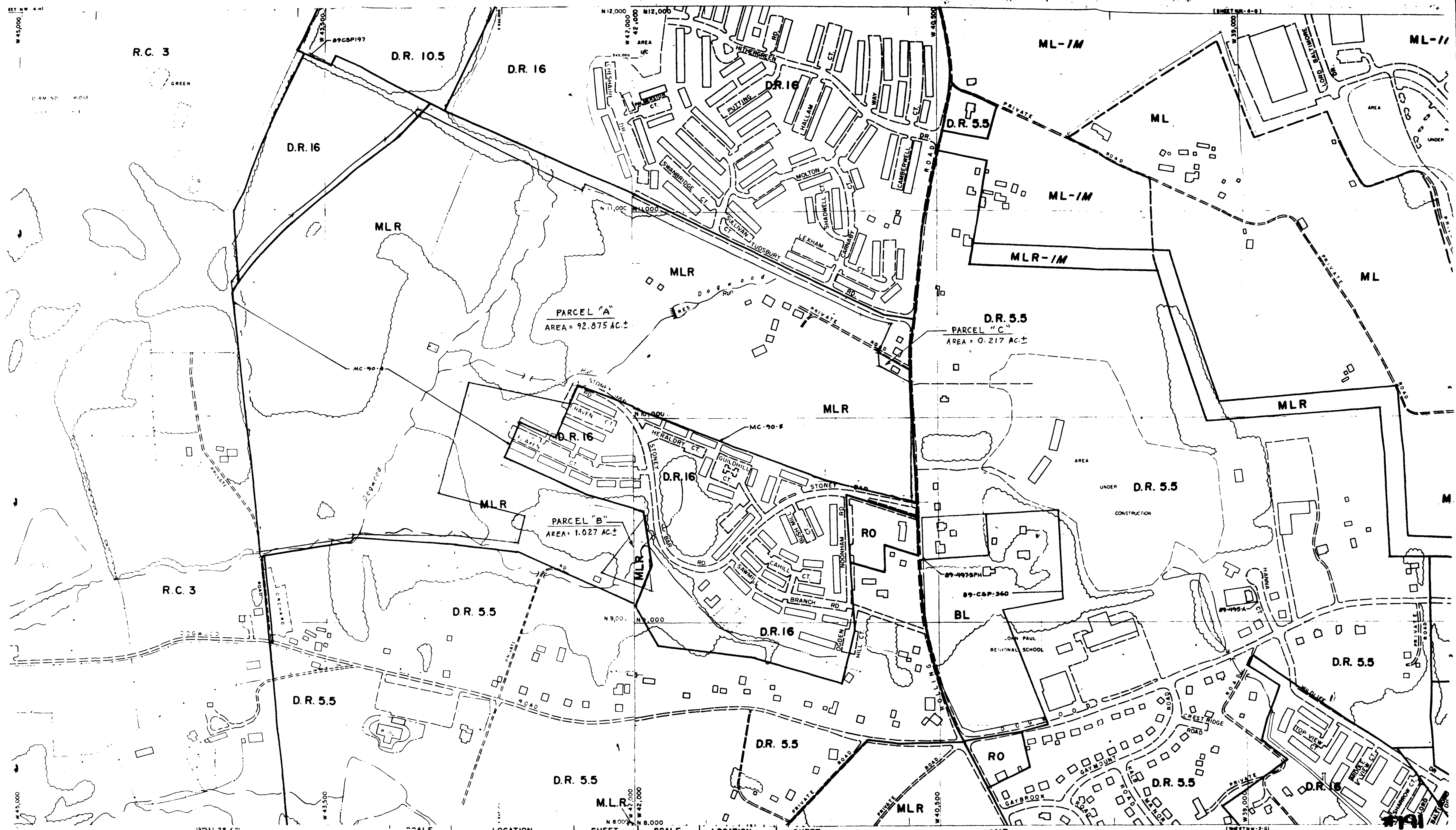
0.2  
1.0  
1.5

MLR + 0.2 SETBACKS  
1" = 100'









BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 200'	LOCATION HEBBVILLE BELMONT AREA	SHEET N. W. 3 - H	SCALE 1" = 200'	LOCATION BELMONT AREA	SHEET N. W. 3 - G
DATE OF PHOTOGRAPHY JANUARY 1986			DATE OF PHOTOGRAPHY JANUARY 1986		

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
MS Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*[Signature]*  
Chairman, County Council

BALTIMORE COUNTY **R-4-154**  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP



Plot #3



**LEGEND**

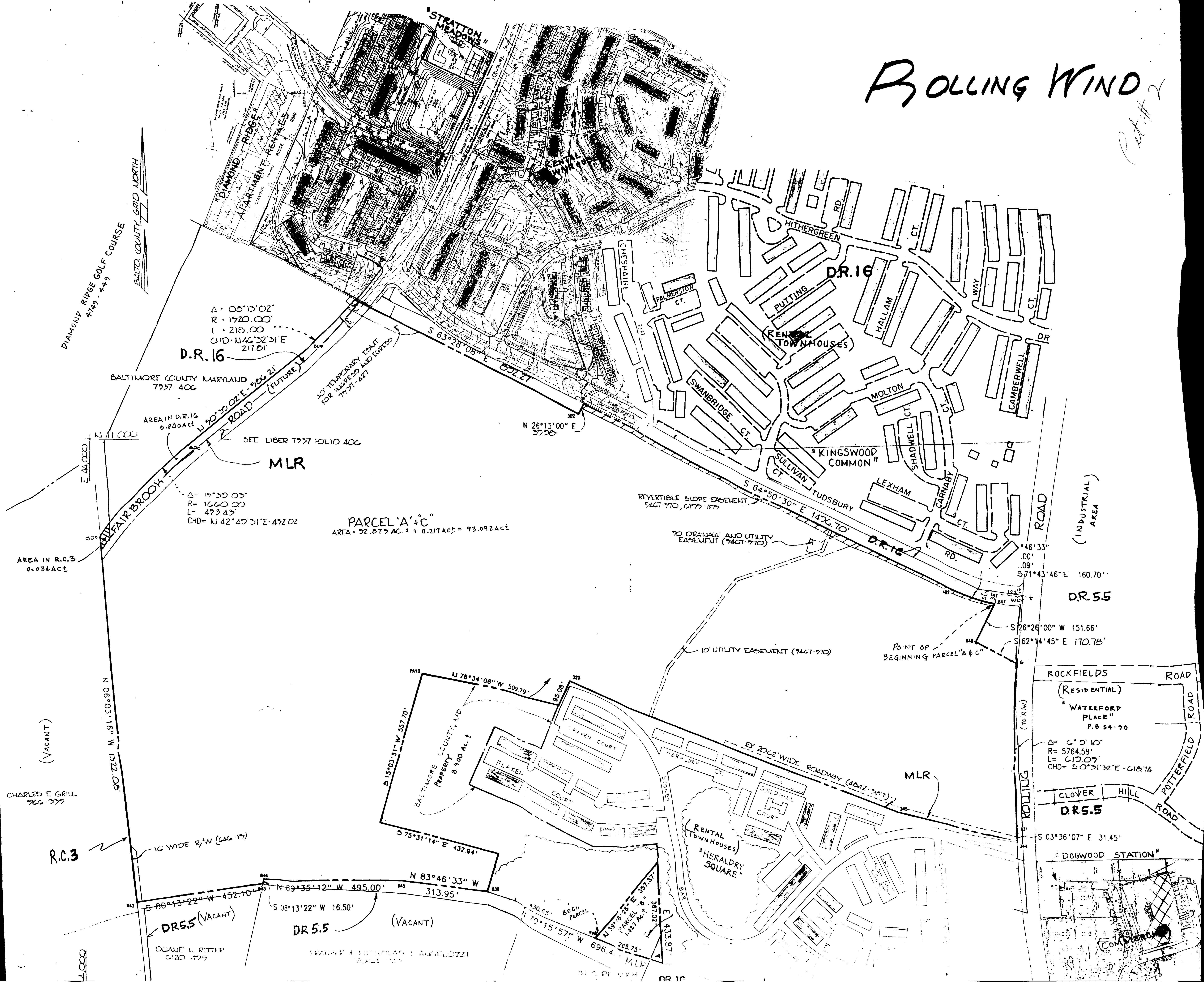
- ..... = FOREST BUFFER
- - - - - = WETLAND DELINEATION LIMITS
- ||||| = SLOPES > 25%

SCALE 1" = 100'

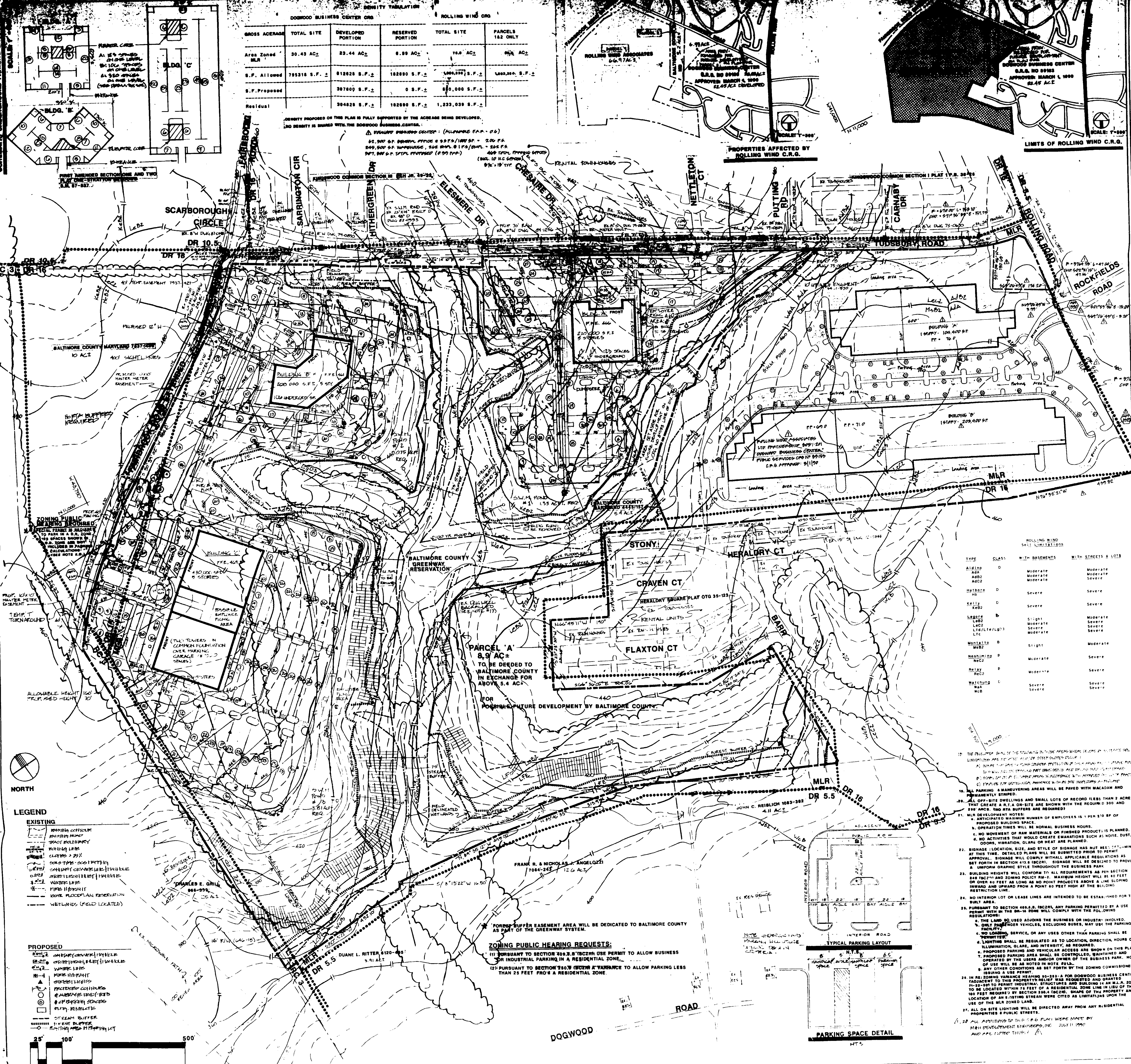
NOTE: FOREST BUFFER & WETLAND DELINEATION LIMITS TAKEN FROM INFORMATION COMPILED BY D.S. THALER & ASSOCIATES & DAFT, MCCUNE & WALKER.



Ref. # 2





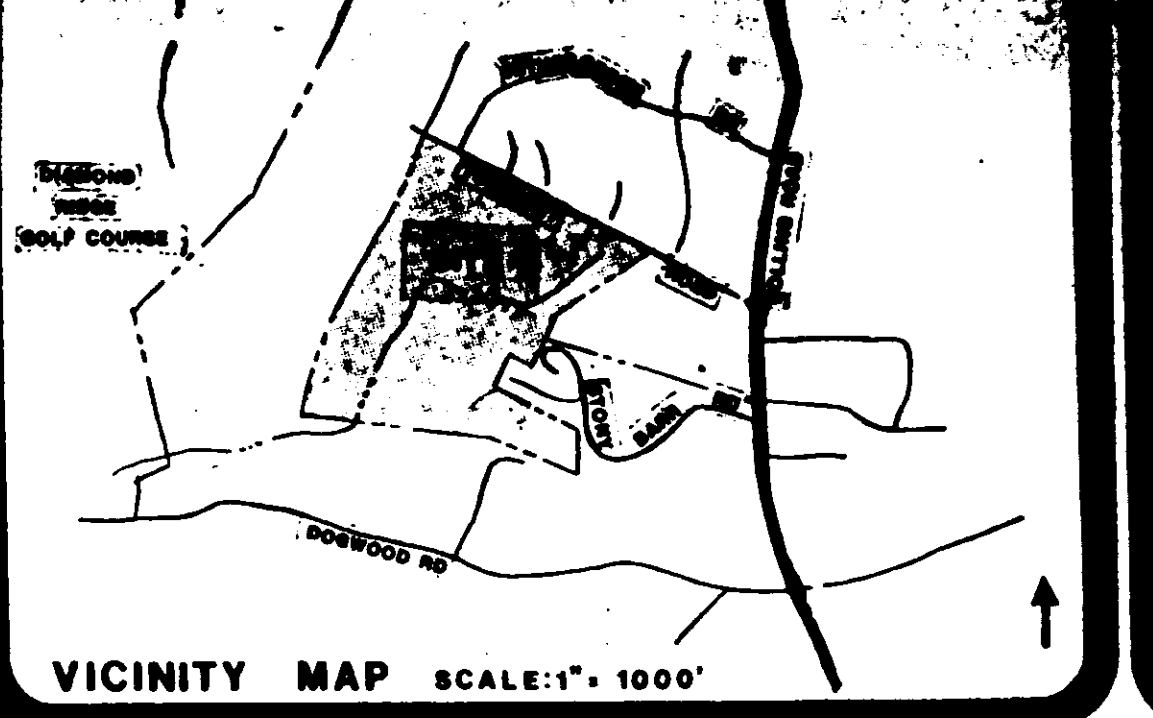


ROLLING WIND C.R.G.

GROSS ACREAGE	TOTAL SITE	DEVELOPED PORTION	RESERVED PORTION	TOTAL SITE	PARCELS 1&2 ONLY
Area Zoned MLR	30.43 AC±	23.44 AC±	6.99 AC±	76.8 AC±	96% AC±
S.F. Allowed	755318 S.F.±	612628 S.F.±	182880 S.F.±	1,006,936 S.F.±	1,006,936 S.F.±
S.F. Proposed	307809 S.F.±	0 S.F.±	0 S.F.±	307,809 S.F.±	307,809 S.F.±
Residual	394629 S.F.±	102680 S.F.±	1,333,036 S.F.±		

DENSITY PROPOSED ON THIS PLAN IS FULLY SUPPORTED BY THE ACREAGE BEING DEVELOPED.  
NO DENSITY IS SHARED WITH THE DOGWOOD BUSINESS CENTER.

△ PROPOSED BUSINESS CENTER: (ALLOWABLE R.R. - 0.6)  
62,500 S.F. GENERAL OFFICE & 9,975 S.F. 100 S.F. = 200 S.F.  
249,500 S.F. IMPROVEMENTS, SEE MAP 0.176/DR-17. 249 S.F.  
249,500 S.F. TOTAL IMPROVEMENTS (249,500 S.F.)



- ### GENERAL NOTES
1. DEVELOPMENT: Rolling Wind
  2. APPLICANT: Rolling Wind Associates, Inc.  
124 State Avenue  
Baltimore, Maryland 21208 (301) 486-1028  
ATTN: Mr. John B. Colvin
  3. OWNERS: Rolling Wind Associates, Inc.  
124 State Avenue  
Baltimore, Maryland 21208  
Deed Reference: 8057/201 Tax No: 0218473480  
0218473481  
8057/208 Tax No: 0218510041  
2000080074  
2000010594
  4. C.D. PLAN: D.S. Thaler & Associates, Inc.  
7115 Ambassador Road  
Baltimore, Maryland 21207  
(301) 844-3847  
ATTN: Mr. Alan E. Scott, R.L.A.
  5. GENERAL DATA: Election District: 2  
Council District: 4224.01  
Council District: 1  
Established: 1980  
Subdivided: 70  
Tax Map: 87 Grids: 18 and 17
  6. SITE INFORMATION: A. Gross acreage = 76.7 AC± (including 251.7 L.F. on  
Tudbury Rd. ± 20' and 1335 L.F. on  
the top of this sheet.)  
Net acreage = 18.8 AC±  
B. Zoning: Existing Zoning: DR-16 2.2 AC±  
MLR 18.8 AC±  
RC-3 1.8 AC±  
C. Density Calculations:  
Allowable = 0.6 F.A.R.  
Proposed = 76.8 AC± x 0.6 = 46,080 S.F.  
= 0.28 F.A.R. COVERED: 107,500 S.F. ± 776.8 AC± ± 8.8%  
D. Parking:  
Required = 3.5 spaces/1000 Gross S.F.  
Building A = 24,000 S.F. x 3.5/1000 S.F. = 84 spaces  
= 720 spaces (including 15 handicap spaces)  
Proposed = 798 spaces (including 15 handicap spaces)  
Building B = 200,000 S.F. x 3.5/1000 S.F. = 700 spaces  
Proposed = 602 spaces (including 15 handicap spaces)  
Building C = 440,000 S.F. x 3.5/1000 S.F. = 1540 spaces  
Proposed = 1400 spaces (including 15 handicap spaces)  
Total = 2000 spaces (including 45 handicap spaces)  
Total Parking Proposed = 2000 spaces  
E. A SPECIAL HEARING WILL BE REQUIRED TO ALLOW 720 SPACES IN A  
Open Space. These required per B.C.P.A.  
F. Landscaping standards in accordance with the  
Baltimore County Landscape Manual, Section  
14, Landscape Standards and Criteria.  
Landscaping standards:  
a. 1 tree/40 L.F. adjacent roads x 24177 L.F. = 604 TREES  
b. 1 tree/20 L.F. interior roads x 5400 L.F. = 270 TREES  
c. 1 major deciduous tree/10 spaces x 2834 spaces  
= 283 major deciduous trees  
d. 50 L.F. L.F. of 8' CEED SCREENING REQUIRED.  
SEE SHEET 2 OF 2 FOR SCHEMATIC LANDSCAPE PLAN  
Public water and sewer will be provided.  
7. UTILITIES: The existing use is pasture.  
8. USE: The proposed use is commercial office.  
9. EXISTING: There are no known historic buildings, critical  
areas, archaeological sites, endangered species,  
or hazardous materials on this site.  
10. ROADS AND EASEMENTS: All roads and easements are shown on plan.  
11. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore  
County Comprehensive Manual of Development Policy.  
General Office:  
ADTS = 10/1000 S.F. x 250,000 S.F. = 2500  
12. STORM WATER MANAGEMENT: Storm water management will conform to Baltimore  
County Standards.  
13. GRADING: Grading shown is schematic only.  
14. VEGETATION: Existing vegetation will be retained in areas not  
needed for construction or grading. Existing  
vegetation consists of woods and some meadows.  
15. SIGHT LINES: Proposed sight lines are shown on plan and will be kept  
clear and graded to ensure unobstructed sight.  
16. STORAGE: There are no known underground storage tanks on site.  
17. REFERENCES: Boundary from survey by Harris, Swartz, Maltz, Inc.  
dated October 15, 1988, revised January 30, 1990.  
Topography from Baltimore County Topography Survey  
Map N-3 dated 1953, revised 1987.  
Map N-3 dated 1953, revised 1987.

### ROLLING WIND - MLR SITE DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/90	ISSUED FOR PERMIT

DATE: 11/11/90  
SCALE: 1" = 100'  
C. 1:100  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

PROJECT No. 182  
SHEET No. 1 OF 1

OWNER/DEVELOPER  
ROLLING WIND ASSOCIATES, INC.  
ATTN: JOHN B. COLVIN  
124 STATE AVENUE  
BALTIMORE, MARYLAND 21208  
(301) 486-1028

C.R.G. PLAN

ROLLING WIND - MLR SITE DEVELOPMENT PLAN  
AND PARTIAL REVISED DOGWOOD BUSINESS CENTER - PUBLIC SERVICES C.R.G. NO. 10375  
ELECTION DISTRICT NO. 2

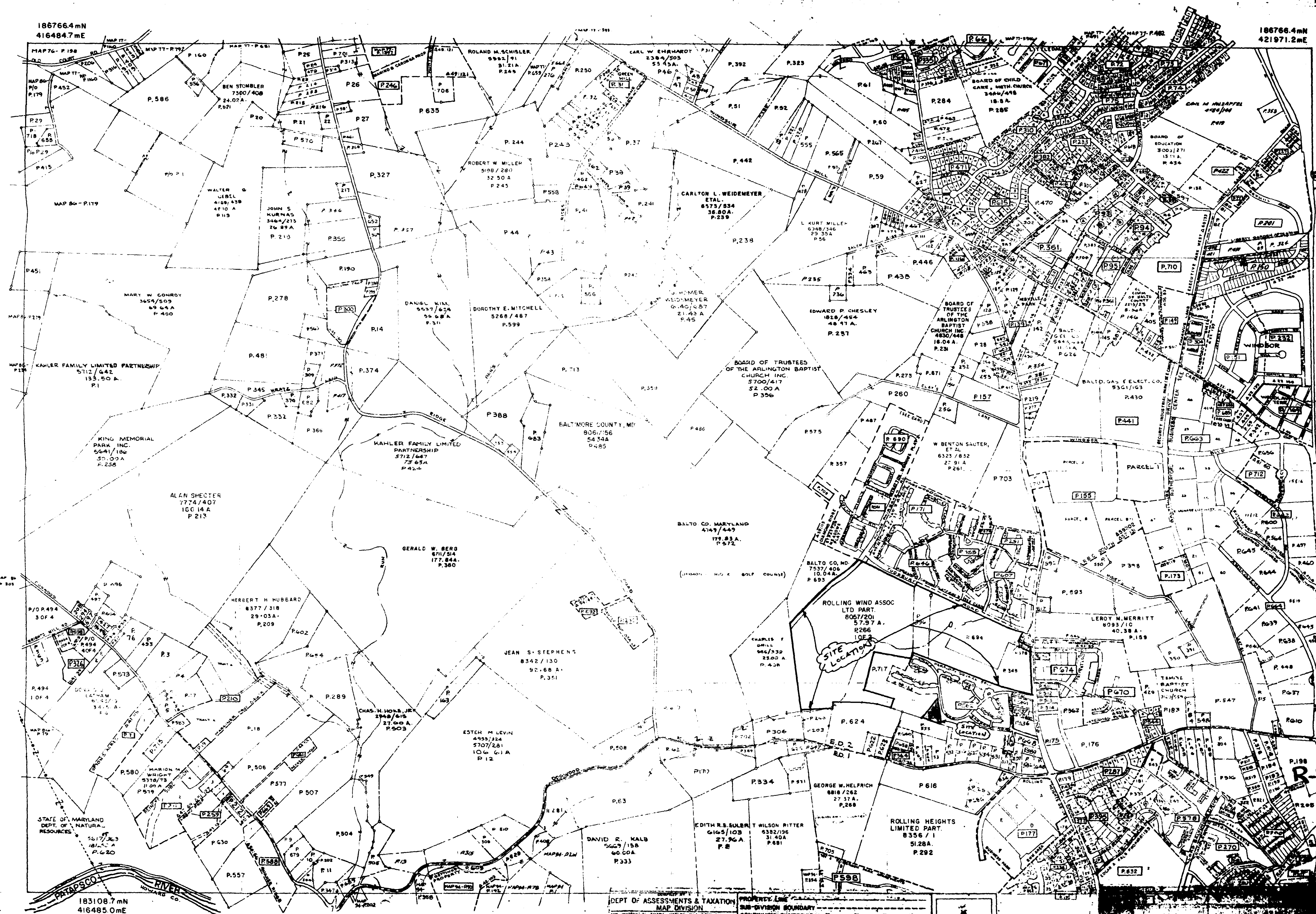
M.H. DEVELOPMENT ENGINEERS, INC.  
200 EAST SHILL BUILDING  
TOWSON, MARYLAND 21204

PROJECT No. 182  
SHEET No. 1 OF 1



186766.4mN  
416484.7mE

186766.4mN  
421971.2mE



COPYRIGHT-MAP DIVISION-1967  
MD DEPT. OF ASSESS & TAX.

THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT  
BE COPIED OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC  
MEANS SUCH AS PHOTOCOPYING, SCANNING, AND IMAGE PROCESSING,  
OR BY ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT  
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

DEPT. OF ASSESSMENTS & TAXATION

MAP DIVISION

THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT  
BE COPIED OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC  
MEANS SUCH AS PHOTOCOPYING, SCANNING, AND IMAGE PROCESSING,  
OR BY ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT  
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

REVISIO TO: MARCH 1967

PROPERTY LINE

CONTINUOUS OWNERSHIP

SCALE: 1" = 600'

CT. 1776



BALTIMORE COUNTY



receipt

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Case No. **R-92-154** Account: R 0014150

Date: \_\_\_\_\_

FOR THE HEAVENLY BODIES  
FOR THE EARTHLY BODIES  
FOR THE HUMAN BODIES

Please Make Check Payable to Baltimore County \$175.00  
BA 0010:07AM10-15-91

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: **10-1-91**

Rolling Wind Associates  
124 Slade Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Reclassification  
CASE NUMBER: R-92-154  
SNC Tudsbury and Rolling Roads  
2nd Election District - 1st Councilmanic  
Petitioner(s): ROLLING WIND ASSOCIATES  
HEARING: TUESDAY, NOVEMBER 12, 1991 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$ **181.90** is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and immediately mail same to the attention of: G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

**181**

Zoning Commissioner

cc: *Newton Williams*

NOTICE OF HEARING

CASE NUMBER: R-92-154  
Rolling Wind Associates  
W/S Rolling Road and S/S Tudsbury Road

PROPERTY DESCRIPTION

BEGINNING for the same a point located the two (2) courses from the intersection of Tudsbury Road (70 foot Right-of-Way) and Rolling Road (70 foot Right-of-Way).

1.) Westerly 122 feet more or less,  
2.) Southerly 35 ft. to the said point of Beginning thence South 26 degrees, 26 minutes, 00 seconds West 151.66 ft. thence South 62 degrees 14 minutes 45 seconds East 170.78 ft. to Rolling Road, thence along the Westerly Right-of-Way 619.05 ft. by a curve to the left having a radius of 5764.58 ft. and a chord of South 0 degrees 31 minutes 32 seconds East 618.74 ft.; thence, South 03 degrees 36 minutes 07 seconds East 31.45 ft.; thence, leaving Rolling Road North 76 degrees 32 minutes 35 seconds West 439.21 ft.; thence, North 68 degrees 51 minutes 45 seconds West 1300.57 ft.; thence, South 23 degrees 14 minutes 53 seconds West 95.08 feet; thence, North 78 degrees 34 minutes 06 seconds West 569.79 ft.; thence South 15 degrees 03 minutes 51 seconds West 557.70 ft.; thence South 75 degrees 31 minutes 14 seconds East 432.94 ft.; thence South 14 degrees 44 minutes 02 seconds West 140.15 ft.; thence, North 03 degrees 46 minutes 33 seconds West 313.95 ft.; thence North 89 degrees 35 minutes 12 seconds West 495.00 ft.; thence South 08 degrees 13 minutes 22 seconds West 452.10 ft.; thence, North 06 degrees 03 minutes 16 seconds West 1322.08 ft.; thence, 453.43 ft. by a curve to the right, having a radius of 1660.00 ft. and a chord of North 42 degrees 49 minutes 31 seconds East 452.02 ft.; thence, North 50 degrees 39 minutes 02 seconds East 586.21 ft.; thence 218.00 ft. by a curve to the left, having a radius of 1520.00 ft. and a chord of North 46 degrees 32 minutes 31 seconds East 217.81 ft.; thence, South 63 degrees 28 minutes 08 seconds East 892.77 ft.; thence, North 26 degrees 13 minutes 00 seconds East 39.98 ft. to Southerly side of Tudsbury Road; thence, along Tudsbury Road, South 64 degrees 50 minutes 30 seconds East 1496.70 ft., thence 161.09 ft. by a curve to the left, having a radius of 670.00 ft. and a chord of South 71 degrees 43 minutes 46 seconds East 160.70 ft. to the PLACE OF BEGINNING containing 93.092 acres more or less.

RECLASSIFICATION: Petition to reclassify the property from M.L.R. AC 3, and DR 16 zoning to O-2 zoning.

HEARING: TUESDAY, NOVEMBER 12, 1991 at 10:00 a.m.

LOCATION: County Office Building, Room 301  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office

DATE: October 11, 1991

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Rolling Wind Associates Ltd Partnership  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-58.1(i), and the passage of Resolution No. 75-91 by the Baltimore County Council on October 7, the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, November 12, at 10:00 a.m. in Room 301, County Office Building. As soon as I have received the appropriate notification by the County Council of the passage of this Resolution, I will forward a copy to your office.

I've already advised Gwen of this date in order that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of November 12.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Baltimore County Government  
Planning Board

401 Bosley Avenue  
Towson, MD 21204

887-3211

September 20, 1991

Hon. Douglas B. Riley  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification Petition (Rolling Wind property)

Dear Councilman Riley:

At its regular monthly meeting on September 19, 1991, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property of the Rolling Wind Associates Limited Partnership is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

*David Fields*

P. David Fields  
Secretary to the Planning Board

PDF/TD/mjm  
RLLWIND/TXTMJM

Enclosures

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZADM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Esquire, People's Counsel  
Newton Williams, Esquire

65-8 NY 92 DES 16

STUDY AND RECOMMENDATION  
10/1/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board DATE: September 10, 1991

FROM: Arnold F. "Pat" Keller, III,  
Deputy Director  
Office of Planning and Zoning

SUBJECT: Request for Certification - Rolling Wind Associates Limited Partnership

The attached letter and other documents from Newton Williams, Esquire, on behalf of Rolling Wind Limited Partnership, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of a 93.90 acre parcel from M.L.R. to an O.2 zone.

Section 2-356(i) of the Baltimore County Code authorizes the Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by OP2 staff, and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

PPK/JL/rdn  
R90MEMO.JL/ZAC1

Petitioner :  
Rolling Wind Limited Partnership

Requested Action:  
Reclassification from M.L.R. (Manufacturing, Light, Restricted) to O.2 (Office Park)

Existing Zoning:  
M.L.R. (Manufacturing, Light, Restricted)

Location:  
Westside of Rolling Road, approximately 600 ft north of the centerline of Dogwood Road.

Area of Site:  
93.90

Zoning of Adjacent Property/Use:  
North D.R. 16 Multi-Family dwelling  
South D.R. 16 + S.5 Single and multi-family  
East D.R. 5.5 Multi-family dwelling  
West R.C.3 Vacant land

Water and Sewerage:  
The area is served by public water and sewer, and is designed W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

Traffic and Road:  
The site has direct access onto Rolling Road.

Zoning History:  
The site had been zoned D.R. 16 since 1976. In 1988 the property was rezoned during the comprehensive zoning map process (see Issue No. 1:110A).

ROLLING WIND PARCEL  
ZONING HISTORY

West Side of North Rolling Road, North of Dogwood Road

1988 Maps	-	MLR (By County)
1984 Maps	-	D.R.16 (Front and Rear)
1980 Maps	-	D.R.16 (Front and Rear)
1976 Maps	-	D.R.16 - Rollingwood Junior High School Notation on Zoning Map
1971 Maps	-	Rollingwood Junior High School - D.R.55, D.R.16 Notation on Zoning Map
		To North - D.R.16 - 66 - 106RA - Kingswood Common Site - D.R.16 - 70 - 155R -
33888		



ZONING ADVISORY COMMITTEE  
MEETING OF OCTOBER 21, 1991

R-92-154  
Item #191

Legal Owner: Rolling Wind Associates  
Location: W/S Rolling Road and S/S Tudsbury Road  
Existing Zoning: M.L.R. - 93.199 (+/-) acres  
R.C.-3 - .034 (+/-) acre  
D.R.-16 - .886 (+/-) acre  
Proposed Zoning: Reclassification to an O-2 zone.  
Area: 94.119 (+/-) acres  
District: 2nd Election District  
1st Councilmanic District

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

October 15, 1991

TO: Baltimore County Zoning Plans Advisory Committee  
FROM: W. Carl Richards, Jr.  
Zoning Coordinator (887-3391)  
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
Case Number R-92-154  
Rolling Wind Associates/John Colvin, General Partner  
W/S Rolling Road and S/S Tudsbury Road  
2nd Election District; 1st Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON SEPTEMBER 19, 1991 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED OCTOBER 7, 1991 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF TUESDAY, NOVEMBER 12, 1991 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 18

RESOLUTION NO. 75-91

MS. BERTHIE L. MANLEY, COUNCILWOMAN

BY THE COUNTY COUNCIL, OCTOBER 7, 1991

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of the Rolling Wind Associates Limited Partnership, owner, for 93.90 acres of land located on the West side of Rolling Road 600 feet North of the centerline of Dogwood Road in the First Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated September 19, 1991, has certified that early action on the Petition for Zoning Reclassification filed on behalf of the Rolling Wind Associates Limited Partnership requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, The County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning Reclassification Petition filed on behalf of the Rolling Wind Associates Limited Partnership be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R7591/RES91

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office  
DATE: October 16, 1991

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Rolling Wind Associates Ltd Partnership  
Case No. R-92-154

Carl:

As a follow up to my memorandum of October 11 regarding the subject reclassification petition, attached is a copy of a letter received this date from the Baltimore County Council confirming approval of this matter for exemption from the regular cyclical process. Also attached is a copy of Resolution No. 75-91.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

RECEIVED  
OCT 18 1991  
ZONING OFFICE



County Council of Baltimore County

Court House, Towson, Maryland 21204  
(301) 887-3195  
Fax (301) 887-3791

COUNCIL

Berthie L. Manley  
FIRST DISTRICT

Melvin G. Ments  
SECOND DISTRICT

Charles A. Rappenberg, III  
THIRD DISTRICT

Douglas B. Riley  
FOURTH DISTRICT

Vince Gardina  
FIFTH DISTRICT

William A. Howard, IV  
SIXTH DISTRICT

Donald C. Mason  
SEVENTH DISTRICT

Thomas Toporovich  
EIGHTH DISTRICT

Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL

October 11, 1991

Mr. P. David Fields, Director  
Office of Planning and Zoning  
New Courts Building  
Towson, Maryland 21204

Dear Mr. Fields:

Attached please find a copy of Resolution 75-91 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of the Rolling Wind Associates Limited Partnership, owner, for 93.90 acres of land located on the West side of Rolling Road 600 feet North of the centerline of Dogwood Road in the First Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Monday, October 7, 1991 and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp

cc: Mr. William T. Hackett, Chairman  
Board of Appeals for Baltimore County

65-2113 91 13016



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

December 4, 1991

Newton A. Williams, Esquire  
NOLAN, PLUMHOFF & WILLIAMS, CHTD.  
Suite 700, Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-5340

Re: Case No. R-92-154 (Rolling Wind Associates)

Dear Mr. Williams:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Lindalee M. Kuszmaul  
Lindalee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Rolling Wind Associates  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration

R-92-154  
#191

LEGISLATIVE 15  
W/STAFFERS & EMERGENCY  
-EMERGENCY

BALTIMORE COUNTY COUNCIL AGENDA  
LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 18  
October 7, 1991 7:30 P.M.

- A. MOMENT OF SILENT MEDITATION  
PLEDGE OF ALLEGIANCE TO THE FLAG
- B. APPROVAL OF JOURNAL - Meeting of September 16, 1991
- C. ENROLLMENT OF BILLS - 152-91, 153-91, 154-91, 155-91, 156-91, 157-91, 158-91, 160-91, 161-91, 163-91, 164-91, 165-91 & 166-91
- D. INTRODUCTION OF BILLS

BILL 170-91 - Mr. Riley - Zoning Regs. - Residential-Office, Class. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

E. CALL OF BILLS FOR FINAL READING AND VOTE  
BILLS 159-91 - Mr. Riley (By Req.) - Class. & Comp. Plans/Personnel Rules & Regulations  
BILLS 162-91 - Mr. Howard - Peddlers

F. APPROVAL OF FISCAL MATTERS  
1. Agreements - (3) - Essex, Dundalk & Catonsville Community Colleges - Welfare clients  
2. Agreement - Community Assistance Network - Food Distribution Program  
3. Agreement - PSC Engineers-Riverside Area Sewerage System-Lower Back River Neck Area  
4. Addendum Agmt.-Kennedy, Porter & Assoc.-Peninsula Expressway Bridge #147-Bear Creek  
5. Agreement - Whitman, Reardon & Assoc. - Towson Reservoir  
6. Contract of Sale - AAI Corporation - Beaver Dam Road Phase II Project  
7. Contract of Sale - BG&E - Transmission Lines - White Marsh Mall Retail Center

G. MISCELLANEOUS BUSINESS  
1. Correspondence  
2. Res. 67-91 - Mrs. Manley - Master Plan Amendment - Catonsville Plan  
3. Res. 68-91 - Mr. Mintz - Master Plan Amendment - Pikesville Revitalization Plan  
4. Res. 69-91 - Mr. Mintz - Master Plan Amendment - Liberty Road Revitalization Plan  
5. Res. 70-91 - Messers, Howard & Gardina - Property Tax Exemption - Leslie W. Cushing  
6. Res. 71-91 - Mr. Riley (By Req.) - CDA Financing - Rental Housing - Golden Ring Road  
7. Res. 72-91 - Mr. Riley (By Req.) - Housing Init. Agmt.-UCC Coop. Senior Housing Corp.  
8. Petition for Condemnation - Merrill A. Messick - Honeygo Boulevard Project  
9. Res. 73-91 - Mrs. Manley - Property Tax Exemption - Susan E. Bryan  
10. Res. 74-91 - All Councilmembers - Performance Audit - Dept. of Education  
11. Res. 75-91 - Mrs. Manley - Out of cycle zoning reclass.-Rolling Wind Associates  
12. Spec. Res. - Mr. Ruppertsberger-Hunt Valley Bus. Assoc. Woman of the Year-Carol Stewart  
13. Res. 76-91 - Mr. Mintz - Consideration of an Economic Expansion in the Metropolitan Area

Baltimore County, Maryland

PEOPLE'S COUNSEL  
ROOM 304, COUNTY OFFICE BUILDING  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
887-2262-2186

PHYLLIS COLE FRIEDMAN  
People's Counsel

PETER MAX ZIMMERMAN  
Deputy People's Counsel

October 22, 1991

The Honorable  
William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Room 315, County Office Building  
Towson, Maryland 21204

RE: Rolling Wind Associates, Petitioner  
Zoning Case No. R-91-154  
(out-of-cycle)

Dear Chairman Hackett:

It is the understanding of this office that the above-referenced petition for reclassification is in connection with a desire to submit a proposal to the Health Care Financing Administration ("HCFA") to locate an approximately 700,000 square foot office project.

I have reviewed the HCFA solicitation for offers and understand that although zoning would not be required for federal use, it is the desire of HCFA that all proposals include zoning.

This site is only one of several sites that will be presented to HCFA for its consideration. Not all of the sites are in Baltimore County and if HCFA would select a site outside of Baltimore County, it would represent a huge economic loss to the county. For this reason, this office believes that it is not in the public interest to oppose this request for reclassification. However, it is also the opinion of this office that the present zoning is not in error. Therefore, should this parcel not receive the HCFA award and should the Councilperson reinstate the existing zoning during the map process, this office would not consider that to be an error and wishes the record to so reflect this fact.

Respectfully submitted,

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

cc: Newton A. Williams, Esquire  
The Hon. Berthie L. Manley

PCF:sh



R-92-154  
#191

REQUESTED DOWNSHIFT BY ROLLING WIND ASSOCIATES  
FOR THE ROLLING WIND PROPERTY FROM  
M.L.R. TO O-2 - PROPOSED HEALTHCARE  
FINANCE ADMINISTRATION (HCFA) SITE

The Rolling Wind site located on the west side of Rolling Road, north of Dogwood Road, is requesting a downshift from M.L.R. to O-2, for the following reasons:

1. The subject property is one of the Woodlawn candidates for the HCFA site, and the M.L.R. Zone imposes very difficult, probably insurmountable obstacles as to height, and other setback limitations; while the O-2 Zone, although a lesser zone would allow more appropriate development.
2. The M.L.R. Zoning was granted on the 1988 Zoning Maps, but was not requested by Rolling Wind Associates, but rather was proposed by Baltimore County. In fact, the property owner owns a large number of apartments and rental townhouses in the immediate vicinity of the property, and townhouses in the immediate vicinity of the property, and feels that O-2 zoning, a slightly lesser zone, would be more appropriate to the existing character of the neighborhood, and more compatible with the property owner's existing developments.
3. The existing developments owned by the property owners surrounding the site, including Herald Square to the south, Kingswood Common to the north, Diamond Ridge and Stratton Meadows to the north and northwest, are all rental townhouses and apartments. Hence, the requested downshift to O-2 would be more compatible with the existing high density residential nature of the neighborhood than the existing M.L.R.
4. As set out in the attached letter from Rolling Wind Associates to William J. Bauman, Planning Board member, dated September 3, 1991, the subject property is a HCFA candidate, and the letter explains the various problems encountered with the existing M.L.R. Zone.
5. That the retention of the HCFA Headquarters in the Woodlawn area of Baltimore County is very important to the economy of all of Baltimore County including, but not only, Woodlawn, and the requested reclassification, and downshift, will position the Rolling Wind property to compete for this important economic asset.
6. For other and further reasons as shall be brought out in the course of this mapping request.

Respectfully submitted,

Newton A. Williams

Newton A. Williams  
NOLAN, PLUMHOFF & WILLIAMS, CHD.

8637H NAW/psk

Rolling Wind Associates  
LIMITED PARTNERSHIP

August 1, 1991

P. David Fields  
Director  
Office of Planning and Zoning  
401 Bosley Avenue  
Towson, Maryland 21208

RE: Rolling Wind, HCFA Candidate Property Request for Out of Cycle Treatment in the Public Interest

Dear Mr. Fields:

We respectfully request that your department support the owners' intention to reclassify their property currently zoned M.L.R. to down shift to O-2 and that the subject reclassification be considered outside of the current zoning cycle.

As you know, the federal government is in the process of soliciting bids from various pre-determined and designated property owners for the purposes of consolidating the national headquarters for the Health Care Finance Administration (HCFA) on a campus site hopefully in the Woodlawn area of Baltimore County.

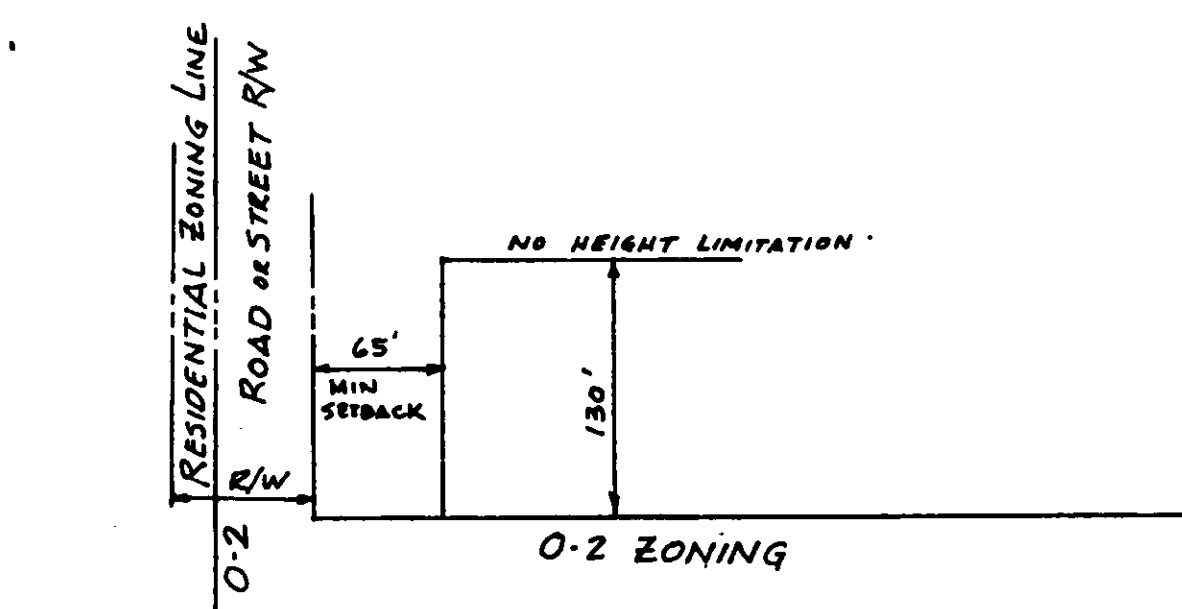
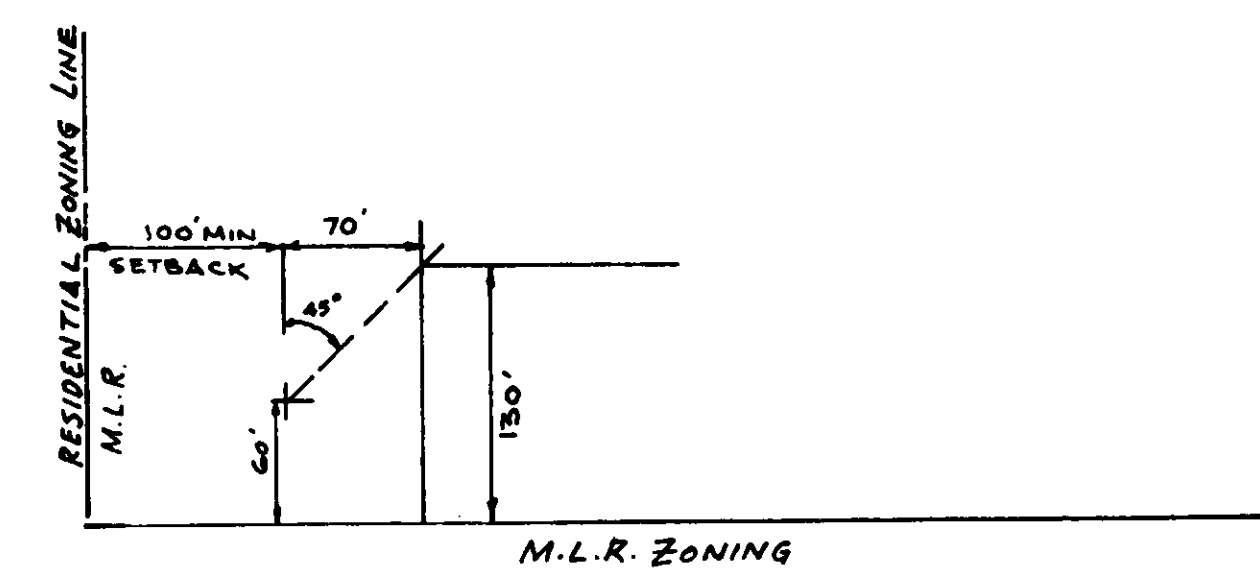
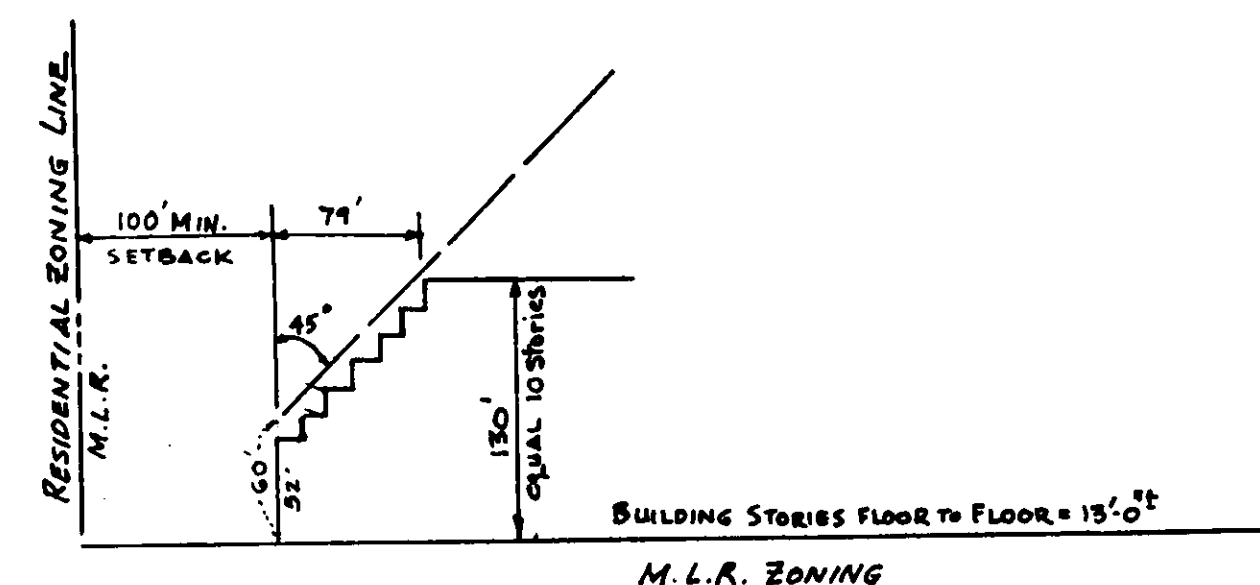
Our property, which is the subject of this reclassification request, has been designated by the federal government as one of the properties that meet their general location and acreage criteria.

The City of Baltimore is aggressively pursuing HCFA in an effort to lure them from their current location on various sites throughout Woodlawn in Baltimore County to an approved location in Baltimore City.

The loss of this headquarters location and approximately 3500 jobs currently housed within Woodlawn, Baltimore County would have an adverse social and economic impact upon the county, in general, and Woodlawn, in particular. It therefore is clearly within the public interest to retain and improve this national public facility that oversees the administration of Medicare and Medicaid payments, and to take our request out of cycle.

124 SLADE AVENUE • SUITE 200 • BALTIMORE, MARYLAND 21208 • 301-486-1234

ROLLING WIND  
SETBACK DIAGRAM FOR  
ZONING REQUIREMENTS IN  
M.L.R. AND O-2



SCALE: 1"=100'  
VERTICAL & HORIZONTAL

Rolling Wind  
Exhibit 7

1992 COMPREHENSIVE ZONING PROCESS - ENVIRONMENTAL IMPROVEMENT

#191 • R-92-154

1. DEPT 5. OM 10000 No. R-92-154  
2. AG 6. WM System 36 ID:  
3. EIR 7. AQ Comments Due By:  
4. CACA

APPLICANT INSTRUCTIONS: Please complete item (a) for each question. If you check "yes" to any question, please explain on the line provided. This information will be reviewed and verified by Baltimore County.

REPRESENTATIVE'S Name: M&H DEVELOPMENT ENG. INC.

Property Owner's Name: ROLLING WIND ASSOCIATES LIMITED PARTNERSHIP

Property Street Address: S.W. CORNER TUGBOY RD & ROLLING RD.

ADC Map Reference: Page 35 Grid R 543400 E 567200

1. Is this property shown in the Master Plan as a priority area for Agricultural Preservation?

a) Yes No ☒ Don't know

b) OPZ:

c) DEPRM:

2. Is this property or an adjacent property enrolled as a District/Easement in the Maryland Agricultural Land Preservation Program or under an Agreement with the Maryland Environmental Trust Program?

a) Yes No ☒ Don't know

b) OPZ:

c) DEPRM:

3. Are there intermittent streams, perennial streams, ditches or floodplains at this property or within 200 feet of this property?

a) Yes ☒ No ☒ Don't know

DOGWOOD RUN, STREAM, DITCHES

b) OPZ:

c) DEPRM:

4. Are there tidal wetlands, nontidal wetlands, seeps, bogs, swamps, or bottomland areas at this property or within 200 feet of this property?

a) Yes ☒ No ☒ Don't know

b) OPZ:

c) DEPRM:

5. Are there slopes greater than 10% or erodible soils at this property that are adjacent to streams, wetlands or floodplains?

a) Yes ☒ Both No ☒ Don't know

b) OPZ:

c) DEPRM:

AUG-91 MON 14:24 10:PLANNING TEL NO 852 1055 P03

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE MEMORANDUM

TO: William T. Hackett, Chairman DATE: November 7, 1991  
Baltimore County Board of Appeals

FROM: Arnold P. "Pat" Keller, III  
Deputy Director  
Office of Planning and Zoning

SUBJECT: Documented Site Plan  
Case No. 92-154 Rolling Wind Limited Partnership

At its regular monthly meeting on September 19, 1991, the Baltimore County Planning Board voted, in accordance with Section 2-356 (i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the Rolling Winds Associates Limited Partnership is manifestly required.

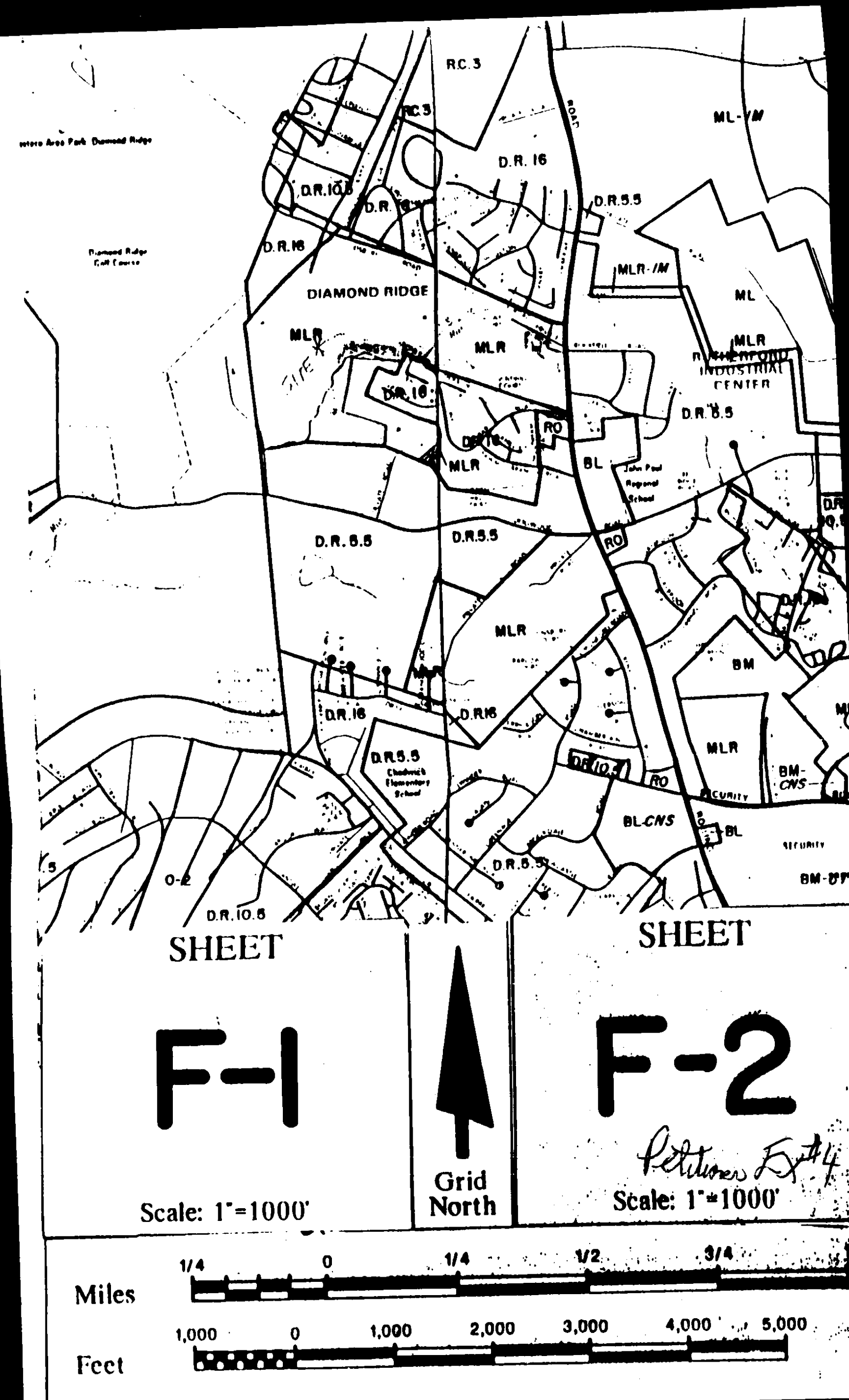
The County Council unanimously approved a Resolution approving the Planning Board's certification on October 7, 1991.

Enclosed herewith is a copy of the report of the Office of Planning and Zoning.

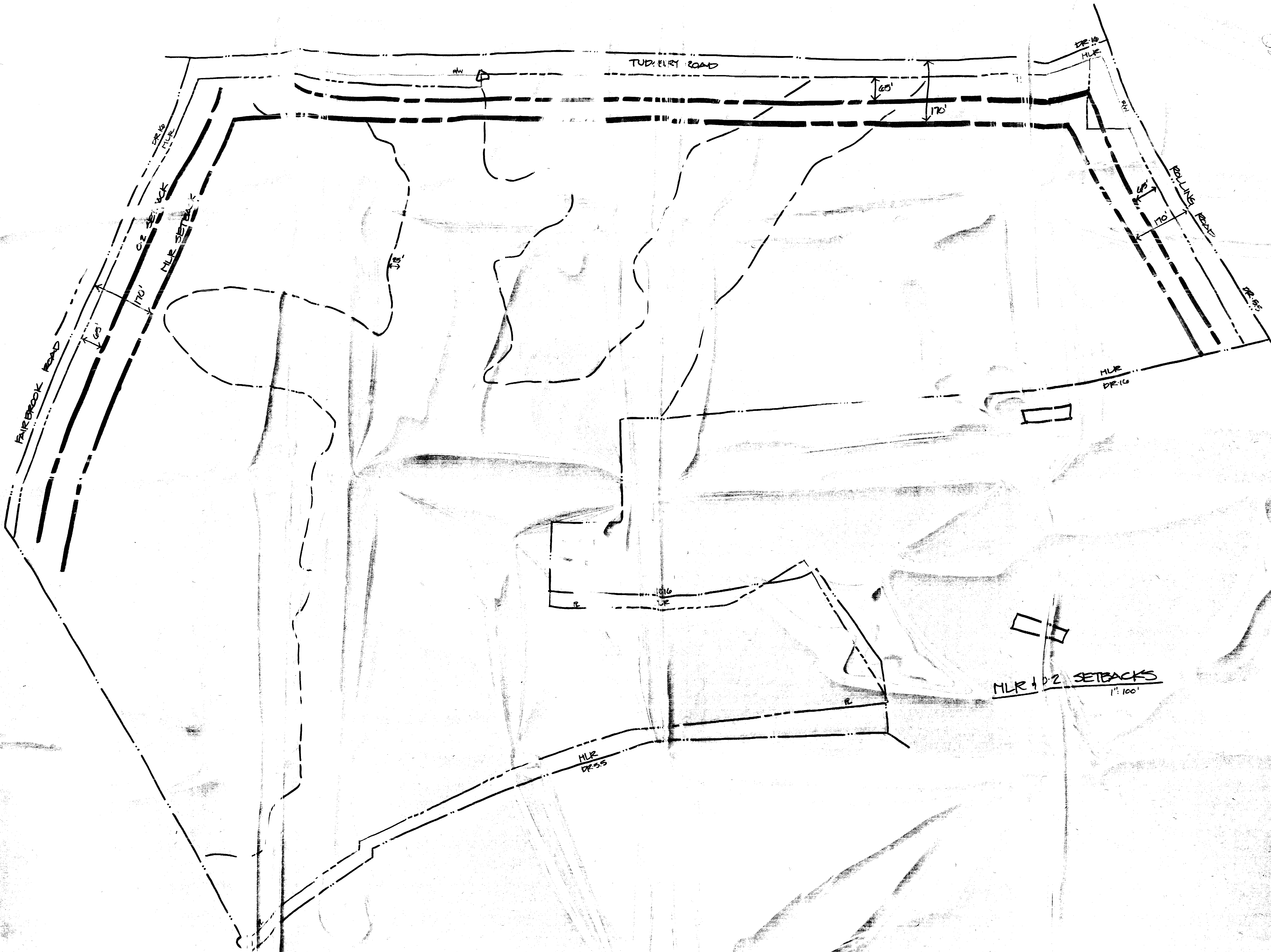
PK:rdn

1NATBK/TXTROZ

Petitioners  
Exhibit #5





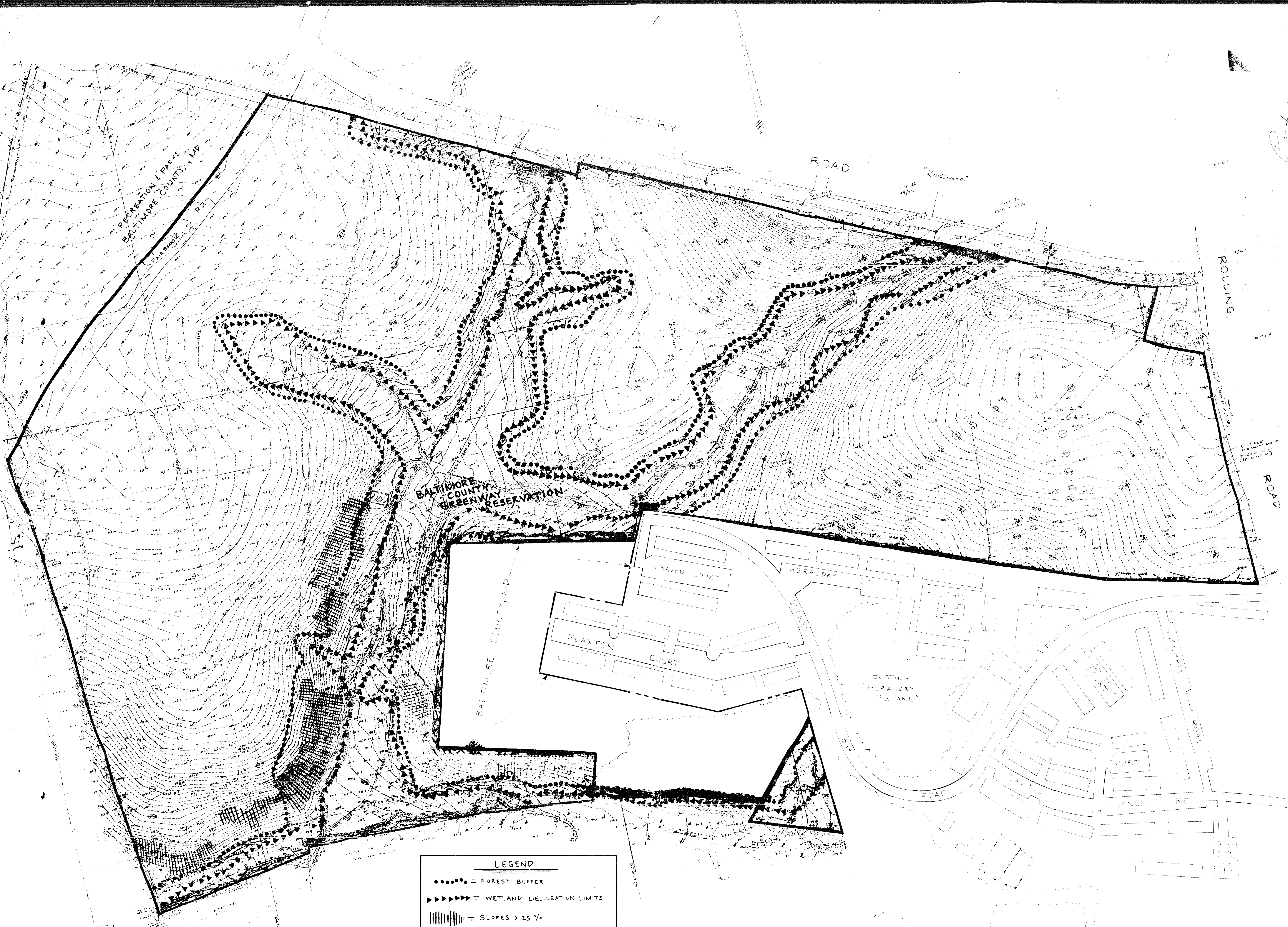








Plot #3



**LEGEND**

- ..... = FOREST BUFFER
- - - - - = WETLAND DELINEATION LIMITS
- ||||| = SLOPES > 25%

SCALE 1" = 100'

NOTE: FOREST BUFFER & WETLAND DELINEATION LIMITS TAKEN FROM INFORMATION COMPILED BY D.S. THALER & ASSOCIATES & DAFT, MCCUNE & WALKER.